



OFFERS OVER

£199,000

Whinknowe
Ashgill, ML9 3AP

PROPERTY SUMMARY

With a fully enclosed Southwest facing garden this deceptively spacious modern mid terrace villa is sure to impress. Located within the village of Ashgill close by to the M74 road network, this stylish property really is in true walk-in condition.

The beautifully presented interior comprises; broad and welcoming reception hallway, modern two-piece cloaks/wc, generous front facing lounge and a stunning modern fitted dining size kitchen with integrated appliances, large pantry cupboard and access onto rear garden via French doors. The ground level is floored with a striking white tile throughout.

On the upper level are three well-appointed double bedrooms; two of which have fitted wardrobes, the master has its own modern three-piece en-suite shower room. The first floor accommodation is completed by a luxury modern four-piece bathroom with cleverly designed built-in storage. The attic space accessed via the upper landing is perfectly laid out for conversion.

3



2



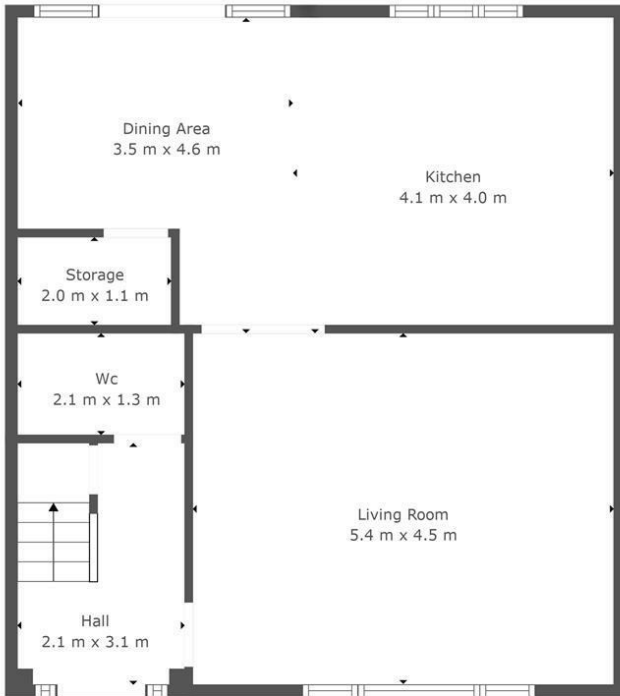
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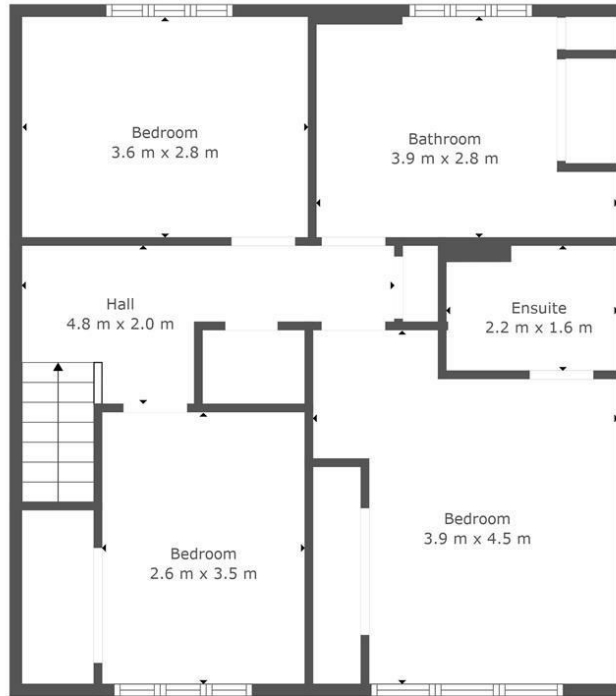








Floor 1



Floor 2

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



TOTAL: 130 m2
 FLOOR 1: 65 m2, FLOOR 2: 65 m2
 EXCLUDED AREAS: STORAGE: 2 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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