



OFFERS OVER

**£389,000**

**Twill Crescent**  
Strathaven, ML10 6XQ



## PROPERTY SUMMARY

Immaculately maintained by the current owners, this attractive 'Robertson' detached villa offers spacious and versatile family accommodation over two levels. Set within the popular Colinhill Grange development, this lovely home is well-positioned for local Strathaven schooling.

The flexible layout of apartments comprises; bright and welcoming reception hallway, front facing lounge, family room/bedroom five, modern two-piece cloaks/wc, two hall storage cupboards, modern dining size fitted kitchen with integrated appliances and French doors leading onto patio ideal for outdoor entertaining, and separate utility room with large pantry cupboard off and access to rear garden.

Accessed via a double height turned staircase is the upper level where you will find four well-proportioned double bedrooms; three of which have the benefit of fitted wardrobes, the master bedroom with modern three-piece shower room. Completing the first-floor accommodation is a modern four-piece family bathroom.

4



2



3







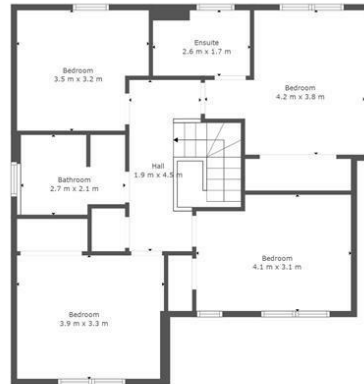




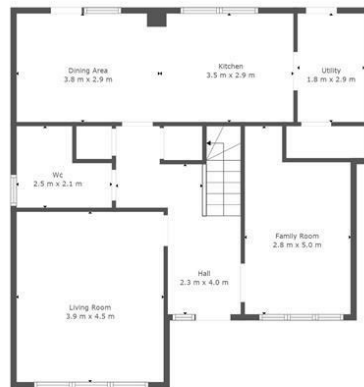








Floor 2



Floor 1

**TOTAL: 156 m2**  
FLOOR 1: 78 m2, FLOOR 2: 78 m2

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



## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

G

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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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