



OFFERS OVER

£245,000

Cot Castle Grove
Stonehouse, ML9 3RQ

PROPERTY SUMMARY

Located within the family friendly development of Lockhart Gardens is this attractive modern detached four-bedroom villa. Beautifully presented, the home has evidently been maintained to an excellent standard.

The stylishly presented accommodation comprises; entrance hallway, bright front facing lounge, modern dining size fitted kitchen with integrated appliances, and bay window formation to rear with patio doors leading to garden, separate utility room with rear access, and two-piece cloaks/wc.

Accessed via the upper landing are four well-appointed bedrooms, two of which have built-in wardrobes, master bedroom with modern three-piece en-suite shower room. The first-floor accommodation is completed by a modern three-piece family bathroom, hall storage, and access hatch to loft space.

This lovely family home further benefits from gas central heating, double glazing, integral garage, and monoblock driveway for several cars. The substantial rear garden is fully enclosed, laid for ease of maintenance with slabs, and a raised timber sun deck.

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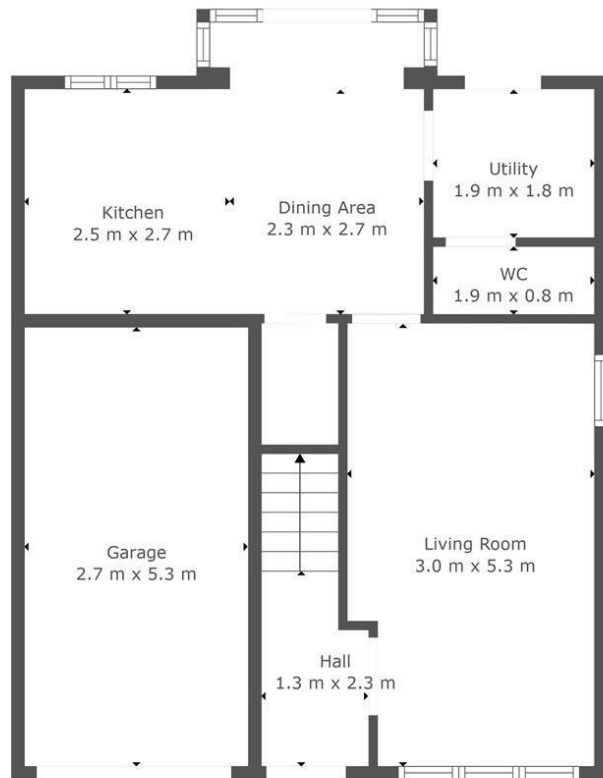
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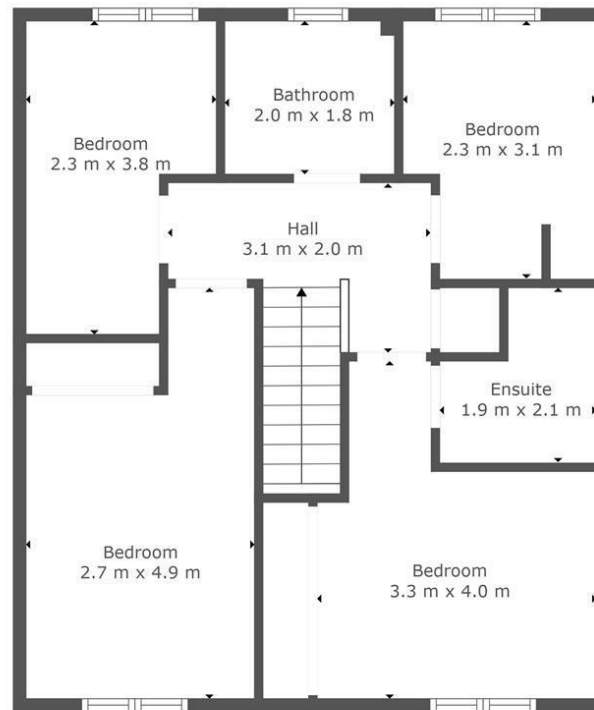








Floor 1



Floor 2



TOTAL: 98 m²
 FLOOR 1: 42 m², FLOOR 2: 56 m²
 EXCLUDED AREAS: GARAGE: 14 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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

cruive
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