

OFFERS OVER

£175,000

**Cot Castle Grove**  
Stonehouse, ML9 3RQ



## PROPERTY SUMMARY

\*\*\*CLOSING DATE THURSDAY 27TH MARCH @ 12PM\*\*\*Perfectly positioned on a generous South facing plot is this immaculately maintained modern semi-detached villa. Set within the family friendly development of Lockhart Gardens, this beautiful property is sure to prove popular with a broad section of buyers.

The well-proportioned layout of apartments comprises; welcoming reception hallway, modern two-piece cloaks/wc, front facing lounge with attractive bay window, large under-stairs storage cupboard, and substantial modern dining size fitted kitchen with French doors leading onto patio area ideal for entertaining.

On the upper floor you will find three sizeable bedrooms. The master bedroom located to the front of the property has fitted wardrobes, a useful dressing area, and a large storage cupboard. The two bedroom to the rear enjoy the best of the stunning Southerly view across the adjacent countryside, the larger of these two rooms also benefits from fitted wardrobes. Completing thee accommodation is a modern three-piece family bathroom.

This lovely home further benefits from gas central heating, double glazing, monoblocked driveway for several cars, and well-tended gardens mainly laid to lawn with patio area, and garden shed.

3



1



2







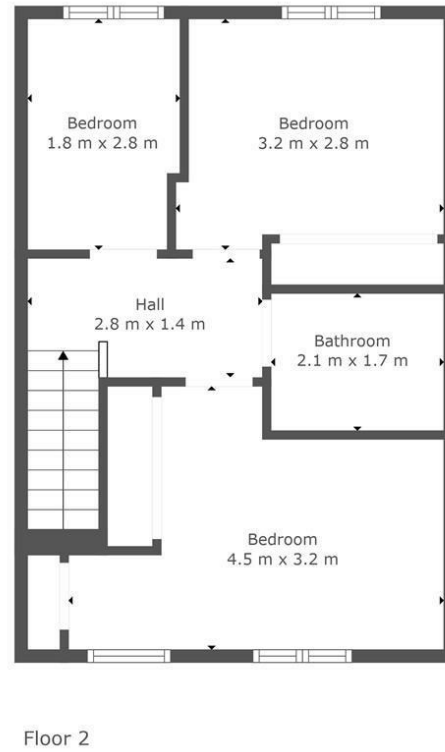
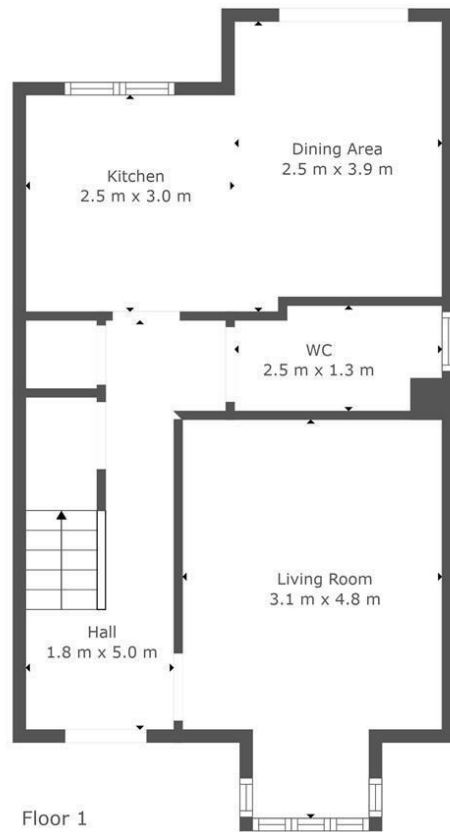












TOTAL: 83 m<sup>2</sup>  
FLOOR 1: 45 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>

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

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

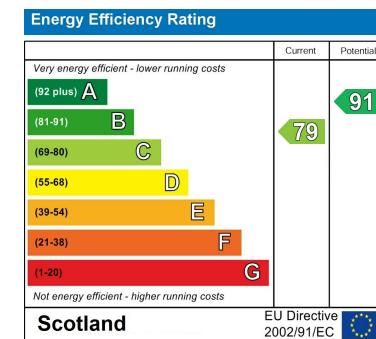
Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment 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



**OFFICE ADDRESS**  
9 Townhead Street  
Strathaven  
ML10 6AB

**OFFICE DETAILS**  
01357 510088  
judithmcgill@cruive-  
estateagents.co.uk