

cruise
ESTATE AGENTS

OFFERS OVER

£225,000

Rokeby Crescent
Strathaven, ML10 6EG

PROPERTY SUMMARY

Located within the popular and family friendly address of Rokeby Crescent, is this substantial extended four-bedroom semi-detached villa. Extending to approximately 1400sqft with potential to further develop the large integral garage the property offers excellent family accommodation.

The spacious layout of apartments comprises; entrance vestibule with double doors leading to reception hallway, bright front facing lounge with feature fireplace and electric fire inset, understairs storage, French doors to formal dining room, large utility room with access to rear garden, and modern fitted kitchen with access to integral garage.

On the upper floor you will find four well-proportioned bedrooms; master with adjacent shower room and fitted storage. The first floor accommodation is completed by a modern three-piece family bathroom with over-bath shower. The partially floored attic can be accessed via a hatch in the upper landing.

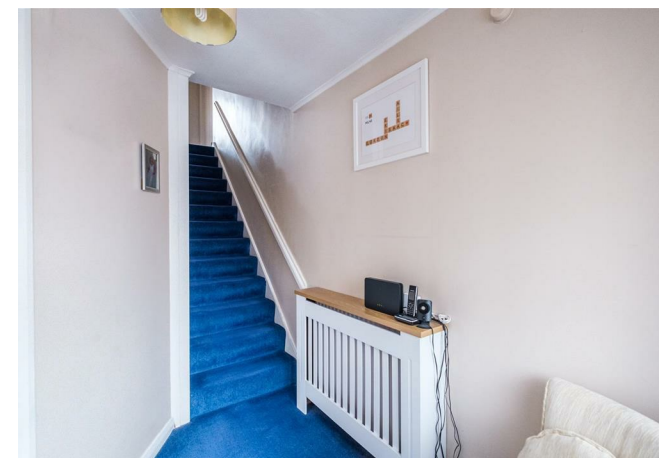
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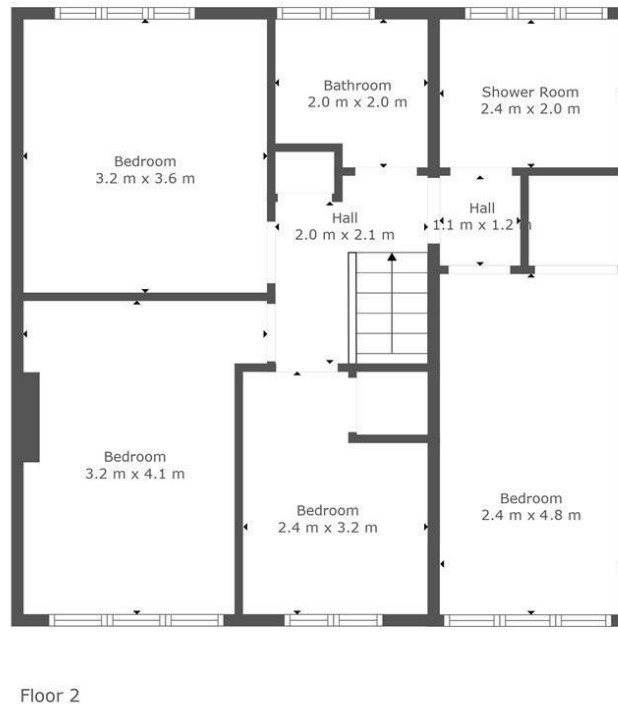
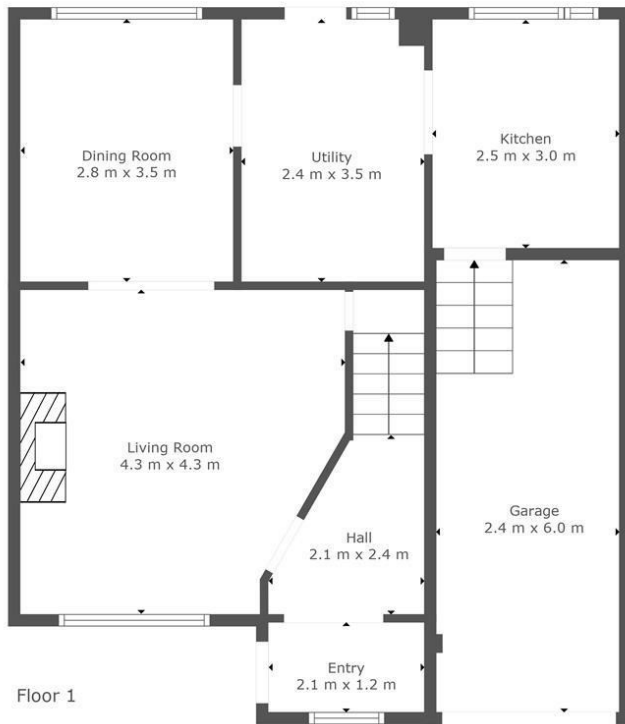
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TOTAL: 117 m²
 FLOOR 1: 52 m², FLOOR 2: 65 m²
 EXCLUDED AREAS: GARAGE: 14 m²

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(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

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