



OFFERS OVER

£170,000

Cedarcroft, Clyde Avenue
Ferniegair, ML3 7TY

PROPERTY SUMMARY

Located within a highly desirable address and positioned on a substantial corner plot set within beautiful, well-tended, mature gardens is this detached bungalow. Offering all on the level accommodation, parking for multiple cars, and lovely grounds this fabulous property is sure to be popular. Due to the non-standard construction the property is a cash purchase only.

The spacious accommodation comprises; broad and welcoming reception hallway, bright and spacious front facing lounge with fireplace and living flame gas fire, large sunroom with French doors leading to garden, breakfasting size fitted kitchen with rear access, two double bedrooms, and modern three-piece shower/wet room.

This lovely home further benefits from gas central heating, double glazing, detached garage, driveway for multiple cars, and a large attic room. The attractive, well-established gardens surrounding the property have clearly been very much loved.

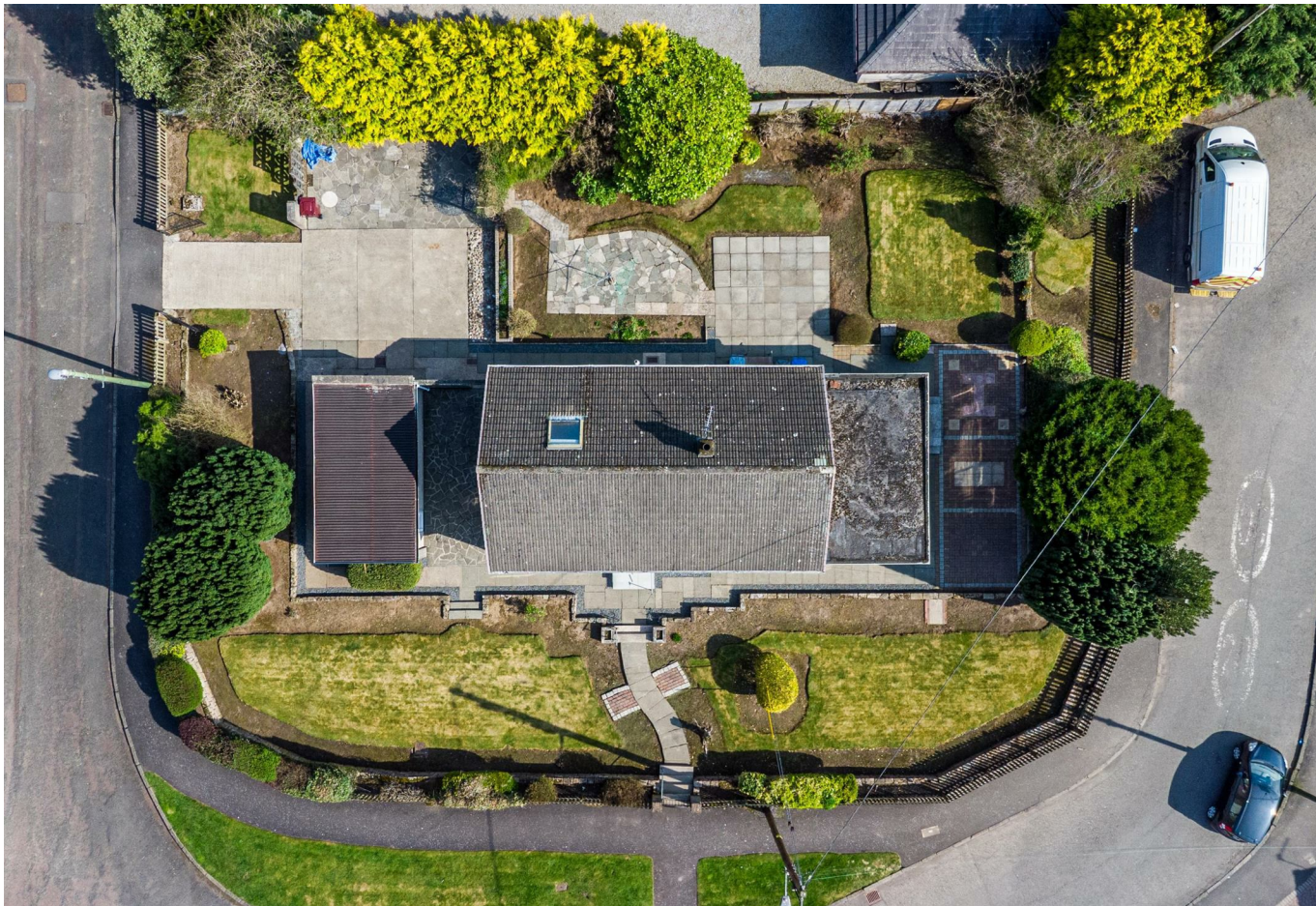
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1



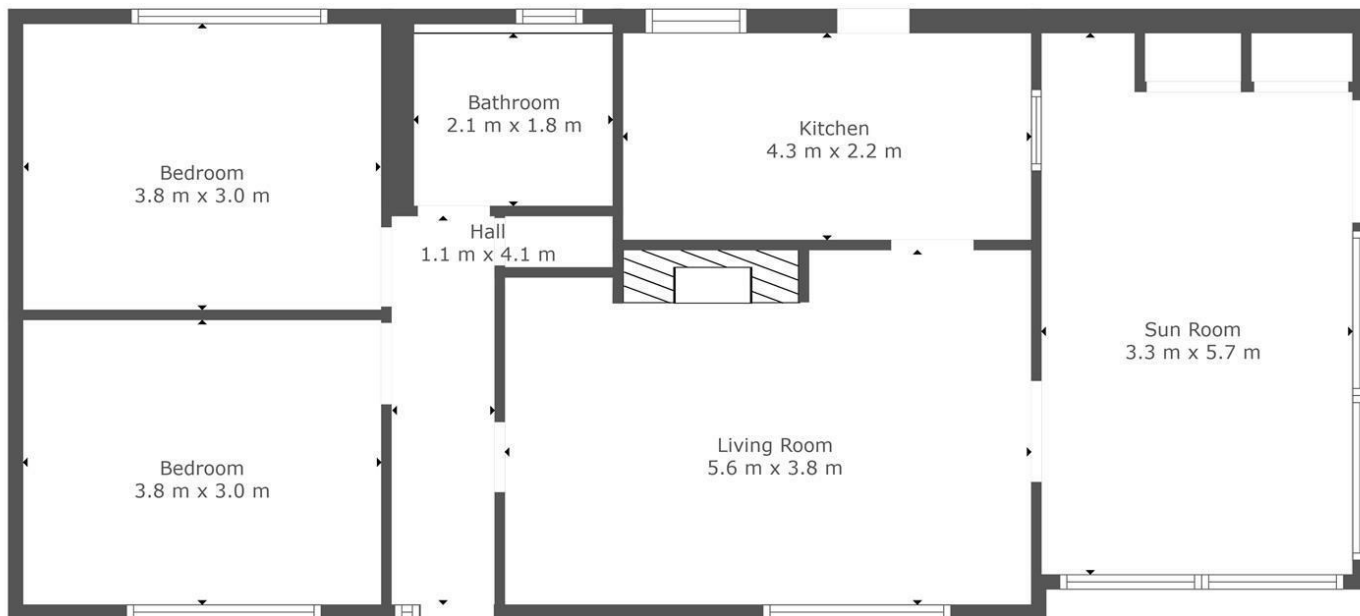
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TOTAL: 85 m²
FLOOR 1: 85 m²

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



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		
(69-80) C		
(55-68) D	61	77
(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



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