



cruive
ESTATE AGENTS

OFFERS OVER

£195,000

Millar Street
Glassford, ML10 6TD

PROPERTY SUMMARY

Located within the pretty semi-rural village of Glassford is this deceptively spacious and beautifully presented traditional terraced villa. Dating back to circa 1854 and having once served as a weaver's home and workspace, this Victorian family home simply exudes charm. Lovingly restored during the current owner's tenure, with a plethora of bespoke carpentry touches, and incredible views over the surrounding countryside, the property is sure to be popular.

The generous layout of apartments comprises; entrance vestibule with attractive tiled floor and double storm doors, bright and welcoming reception hallway with wood panelling and cleverly crafted alcove area currently serving as a 'bar neuk', home office/bedroom four, formal dining room, dining size fitted kitchen, utility/boot room with rear access, three-piece shower room, and stunning lounge flooded with light from multiple aspects and French doors leading onto a lovely flagstone patio area ideally set up for outdoor entertaining.

Accessed via a traditional stone turned staircase with useful inset bookcases, fashioned from what would have once served in a bygone era as the weaver's cold store, is the upper floor where you will find three double bedrooms, three-piece family bathroom, and a staircase leading to a substantial attic room with large storage cupboard and eaves storage.

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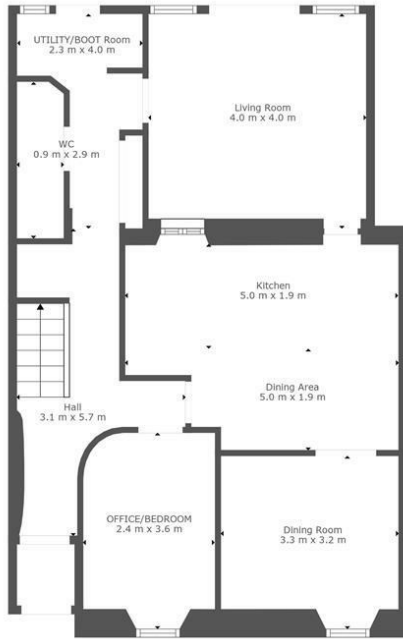
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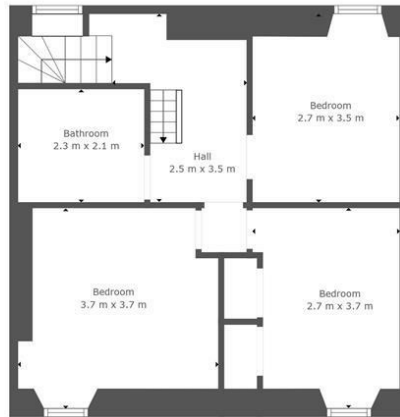




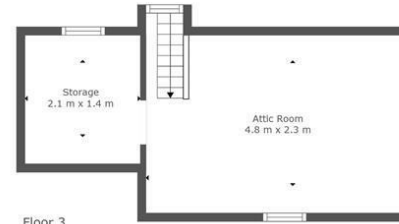




Floor 1



Floor 2



Floor 3

TOTAL: 125 m2

FLOOR 1: 76 m2, FLOOR 2: 49 m2, FLOOR 3: 0 m2
EXCLUDED AREAS: UNDEFINED: 3 m2, " " : 1 m2, LOW CEILING: 7 m2,
ATTIC ROOM: 11 m2, STORAGE: 3 m2

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



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Strathaven
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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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

