



OFFERS OVER

£255,000

Linen Drive
Stonehouse, ML9 3FY

PROPERTY SUMMARY

Situated within the family friendly Avon Water Walk development is this immaculately maintained, stylishly presented, modern four bedroom Persimmon home. Perfectly positioned to catch the best of the sun on a substantial level Southwest facing plot, this lovely property has evidently been taken excellent care of both inside and out.

The bright and spacious accommodation comprises; reception hallway, generous front facing lounge, tasteful modern shaker style dining kitchen with integrated appliances, large pantry cupboard, and French doors leading onto patio ideal for outdoor entertaining, utility room, and modern two -piece cloaks/wc.

On the upper level accessed you will find four generous bedrooms; master bedroom with modern three-piece shower room and fitted wardrobes. The first floor is completed by a modern three-piece family bathroom with over-bath shower and storage cupboard. An additional laundry cupboard can be found in bedroom two.

This lovely, well-cared for family home further benefits from Karndean flooring throughout the ground floor, gas central heating with upgraded radiators throughout the ground floor, double glazing, EV car charger, outside socket and tap, and

4



2



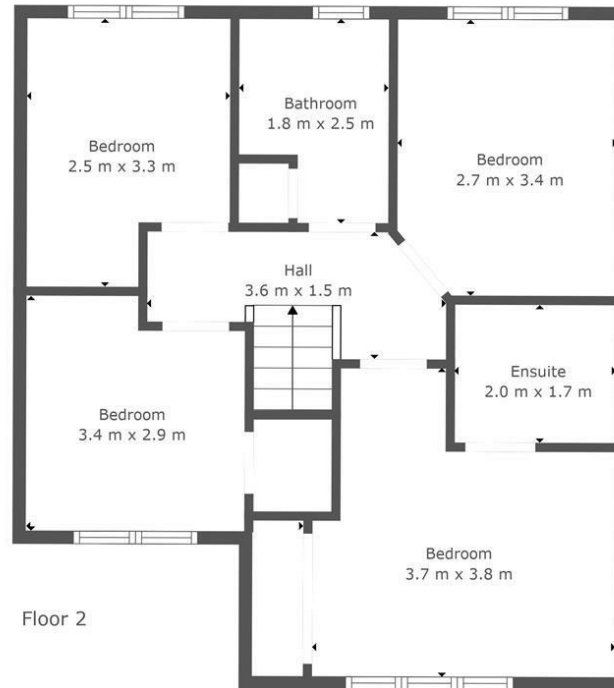
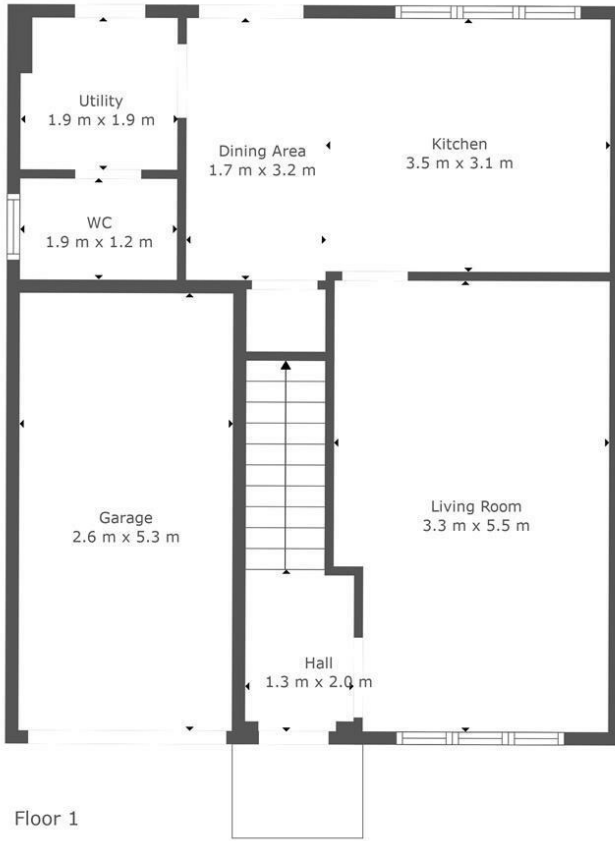
2











TOTAL: 100 m²
 FLOOR 1: 47 m², FLOOR 2: 53 m²
 EXCLUDED AREAS: "A": 2 m², 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	82	83
(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



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

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