



OFFERS OVER

£410,000

Hunterlees Gardens
Glassford, ML10 6GE

PROPERTY SUMMARY

Located within the heart of the pretty semi-rural village of Glassford is this exceptional modern detached villa. Positioned on an attractive corner plot within stunning extensively landscaped gardens, this beautiful family home has evidently been much loved and cared for by the current owners. Immaculately maintained and stylishly presented this lovely property will offer a family the opportunity to obtain their forever home.

The substantial layout of spacious and flexible accommodation comprises; broad and welcoming reception hallway with access to both sides, modern two-piece cloaks/wc, hall cupboard and cleverly designed understairs storage, generous and bright formal lounge with striking feature fireplace, log burning stove, and French doors onto garden, bedroom five/family room, sizeable modern dining size kitchen with large central island, French doors to garden, and separate utility room with side access.

Accessed via a turned staircase with oak and glass balustrade is the light and airy upper landing where four excellently proportioned double bedrooms can be found. The luxurious master suite is worthy of a five-star hotel with its own fitted walk-in dressing room, Paris balcony, and three-piece en-suite bathroom. Bedroom two also benefits from having its three-piece en-suite shower room. All four bedrooms on the upper floor have fitted wardrobes. Completing the

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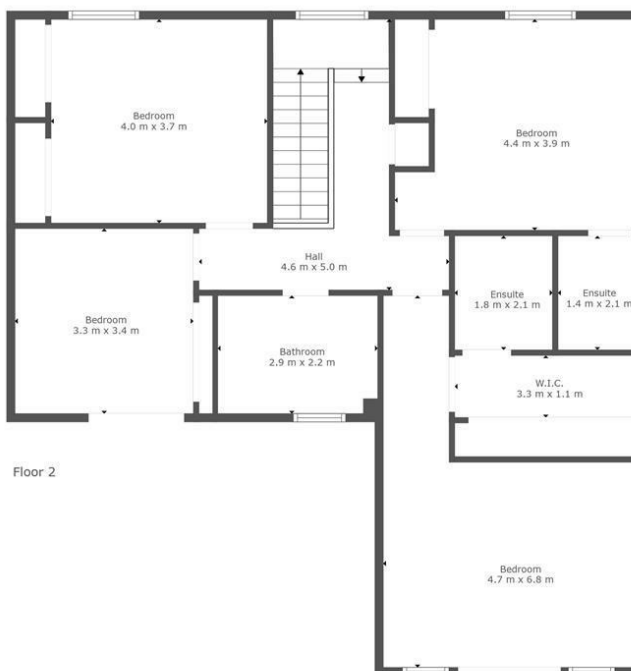
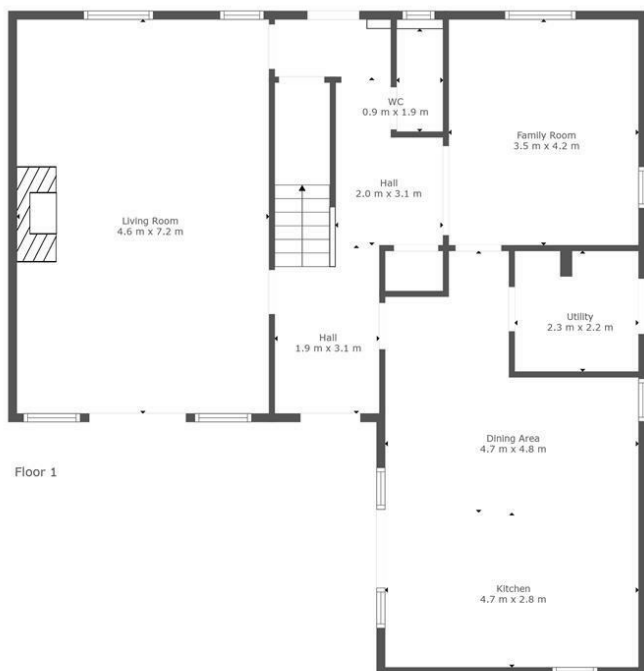
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TOTAL: 208 m²
FLOOR 1: 104 m², FLOOR 2: 104 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

79 85

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

cruive
 ESTATE AGENTS

OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

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