

OFFERS OVER

£360,000

Stonehouse Road  
Sandford, MLI0 6PD



## PROPERTY SUMMARY

Nestled within the picturesque rural village of Sandford and positioned on an enviable South facing plot perfectly situated to enjoy the simply stunning views across the surrounding countryside, is this attractive detached villa. Offering substantial accommodation over two levels, immaculately presented throughout, and ideally located close to the highly regarded Sandford Primary School, this outstanding villa will make a fabulous family home for those seeking country life.

The flexible layout of bright and spacious accommodation comprises; entrance vestibule, welcoming reception hallway with under-stairs storage, generous dual aspect lounge/dining room flooded with bi-fold doors opening out onto a raised deck ideal for outdoor entertaining, family room/double bedroom five with fitted storage, tasteful shaker style dining size kitchen with integrated appliances, rear hallway, utility/boot room with side access, and modern two-piece cloaks/wc.

On the first floor accessed via a spacious upper landing, the light and airy apartments continue with four well-appointed double bedrooms, three of which have fitted wardrobes, the master also benefitting from a modern three-piece

4



2



3





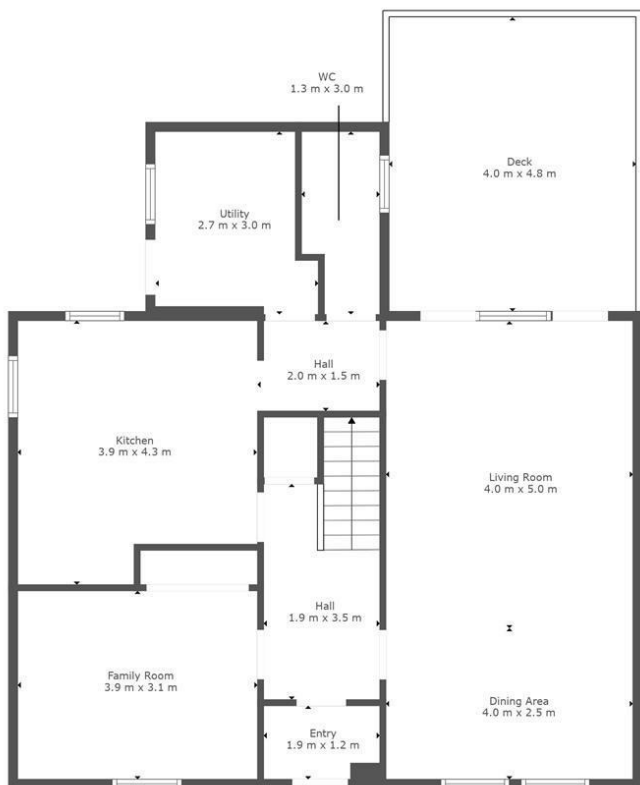




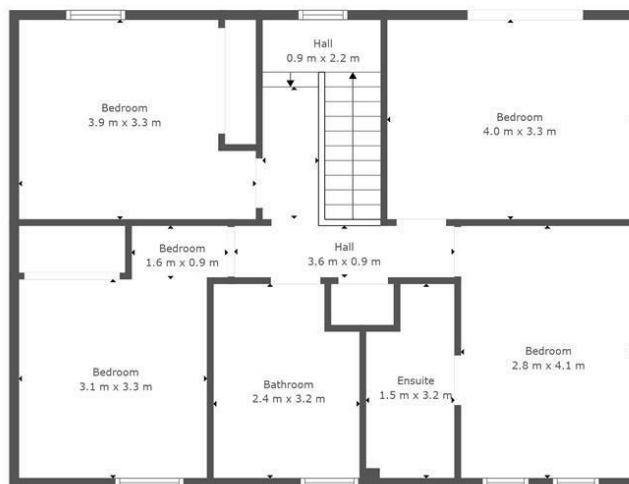








Floor 1



Floor 2



**TOTAL: 163 m<sup>2</sup>**  
 FLOOR 1: 87 m<sup>2</sup>, FLOOR 2: 76 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 20 m<sup>2</sup>

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



## LOCAL AUTHORITY

South Lanarkshire

## TENURE

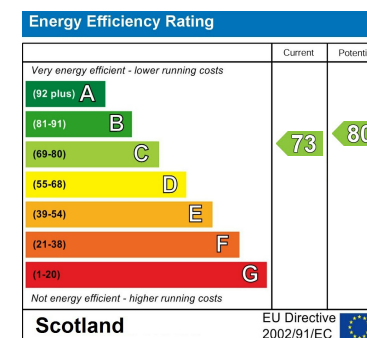
Freehold

## COUNCIL TAX BAND

G

## VIEWINGS

By prior appointment only



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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