



OFFERS OVER

£119,000

Udston Avenue
Stonehouse, ML9 3JG

PROPERTY SUMMARY

Located within the well-regarded, established Stonehouse address of Udston Avenue is this larger style three/four-bedroom semi-detached villa. This fabulous family home offers spacious and flexible accommodation over two levels and benefits from an excellent corner plot position, and generous gardens.

The well-proportioned layout of apartments comprises; reception hallway, large storage cupboard, front facing lounge with stylish wood panelling, feature railway sleeper mantelpiece and beautiful log burning stove, the adjoining dining/family room is now open plan via an archway to the lounge however the current owners have previously utilised this room as a fourth bedroom and could easily be returned to the usage, tasteful sleek modern fitted kitchen with oven, hob, and hood, and access to rear garden.

Accessed via a turned staircase flooded with light from a middle landing window is the upper floor where you will find three sizeable bedrooms of which the master has fitted storage, modern three-piece bathroom with over-bath shower, and access to attic.

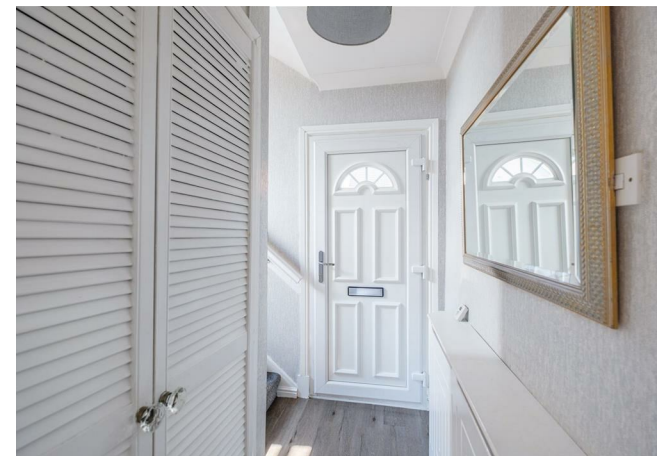
3



1



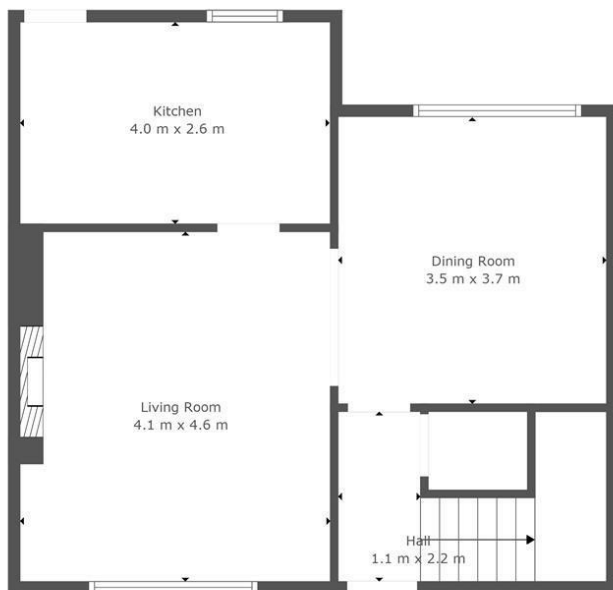
2











Floor 1



Floor 2



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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

B

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	59	76
(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