



cruise
ESTATE AGENTS

OFFERS OVER

£325,000

3 Caledonian Avenue
Crawford, ML12 6TX

PROPERTY SUMMARY

Nestled within the peaceful, rural village of Crawford surrounded by the prettiest of South Lanarkshire countryside is this handsome Edwardian detached villa. Constructed circa 1907 'Nosredna' offers the perfect blend of period charm with contemporary modern living. Undergoing a complete refurbishment in recent years, this substantial property has evidently been very much loved and cared for by its current owners and presents a rare opportunity for a family to obtain a forever home of this calibre in such good condition.

The spacious and flexible accommodation comprises; entrance vestibule with ornate tiled floor, broad and welcoming reception hallway with storage, modern kitchen with integrated appliances, open plan to family room with feature fireplace, multi-fuel burning stove, and beautiful bay window enjoying the stunning country outlook, generous sunroom with French doors to rear garden, modern three-piece bathroom with over-bath shower, formal lounge with striking fireplace and multi-fuel burning stove, sitting room, and large boot room with rear access ideal for muddy boots, dogs, and children.

Accessed via a beautiful staircase is a middle landing where the first of the five generous bedrooms is located. From the bright and airy upper landing, a further four well-proportioned double bedrooms can be found along with a modern

5



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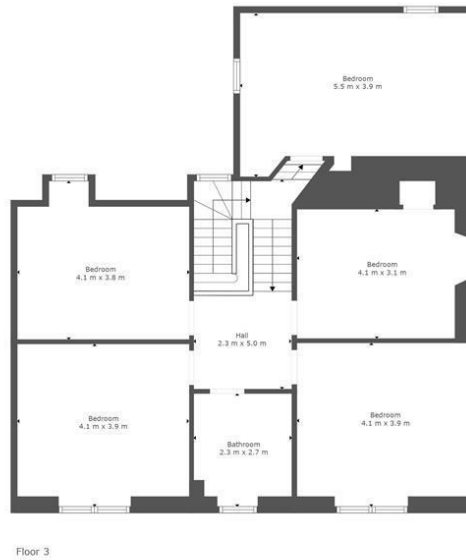
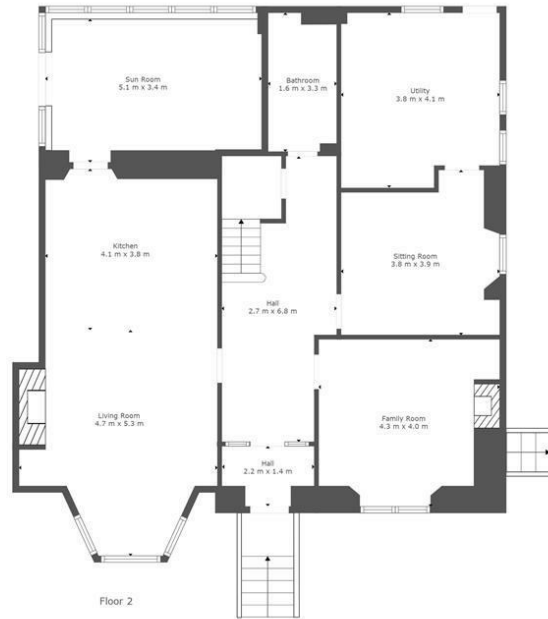
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This Floorplan Is Intended To Give An Indication Of The Layout Only.

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		
(69-80) C		
(55-68) D		
(39-54) E	56	69
(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



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