



OFFERS OVER

£225,000

Nicholswell Place
Glassford, ML10 6YR

PROPERTY SUMMARY

Located within the beautiful semi-rural village of Glassford within close proximity of the well-regarded Glassford Primary School and catchment for Strathaven Academy is this lovely modern semi-detached modern villa. This fabulous home with its stylish interior, village setting, and recently professionally landscaped rear garden is sure to appeal to families, first time buyers, and downsizers alike.

The bright and spacious accommodation comprises; broad and welcoming reception hallway, storage, modern two-piece cloaks/wc, substantial front facing lounge with under stairs storage; both the lounge and hallway are laid with an attractive herringbone flooring, modern dining size kitchen with integrated appliances, and French doors leading to large, slabbed patio ideal for outdoor entertaining.

Accessed via a spacious upper landing are three well-proportioned bedrooms of which the master bedroom has the luxury of its own modern three-piece shower room and fitted wardrobes. The first-floor accommodation is completed by a modern three-piece family bathroom, useful hall storage and loft access hatch.

3



2



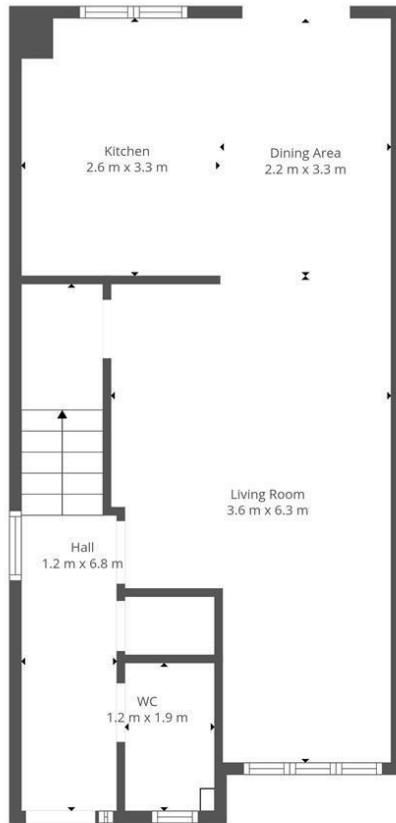
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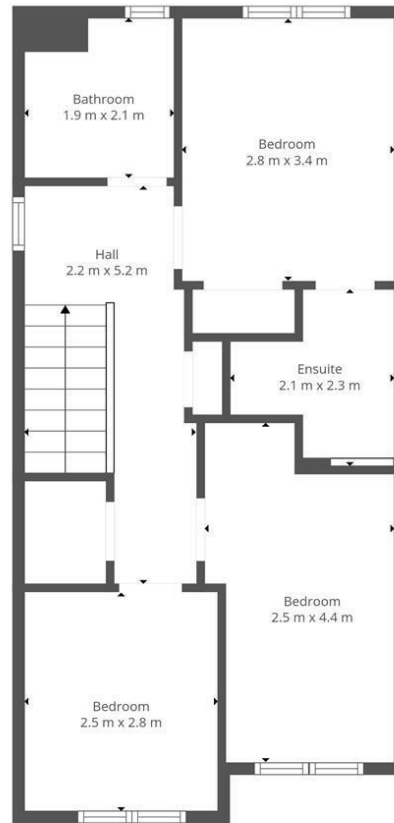








Floor 1



Floor 2



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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	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

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OFFICE DETAILS

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