



OFFERS OVER

**£225,000**

**Townswell Gardens**  
Glassford, ML10 6YS



## PROPERTY SUMMARY

With an enviable Southwest facing garden enjoying the beautiful open country views to the rear is this immaculately maintained spacious three-bedroom semi-detached modern villa. Sure to appeal to a wide selection of buyers, early viewing of this lovely home is recommended.

The well-appointed accommodation formed over two levels comprises; broad reception hallway with storage, modern two-piece cloaks/wc, generous lounge with attractive nook to the front, large under stairs storage, modern dining size fitted kitchen in a stylish grey loss finish with wood effect worktops, integrated appliances, and French doors leading to rear garden.

On the upper level the substantial layout of apartments continues with three well-proportioned bedrooms; the master bedroom with its own modern en-suite shower room and fitted wardrobes. Completing the first floor is a modern three-piece family bathroom, generous hall storage, and loft access hatch.

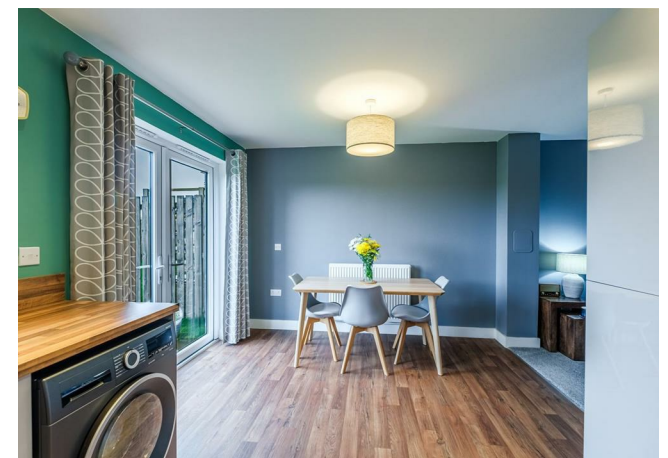
3



2



2





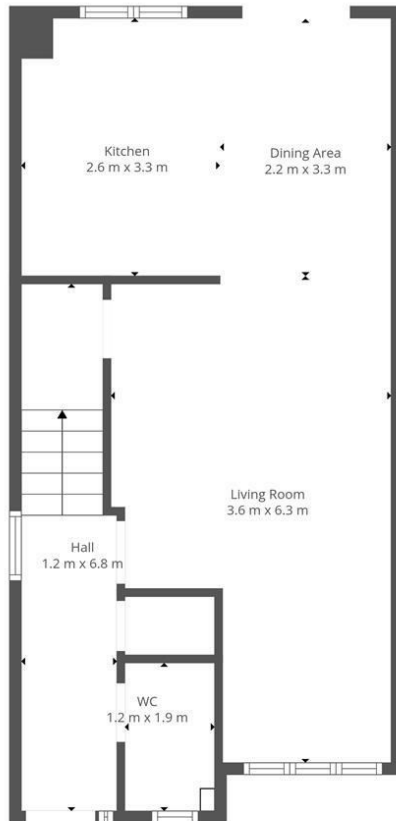




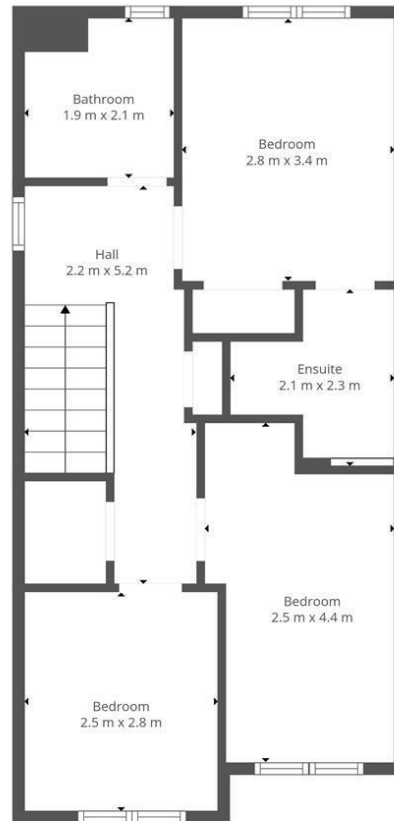








Floor 1



Floor 2



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

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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