



1 Cransley Gardens, Douglas
Offers Over £289,000 EPC Rating D

1 Cransley Gardens

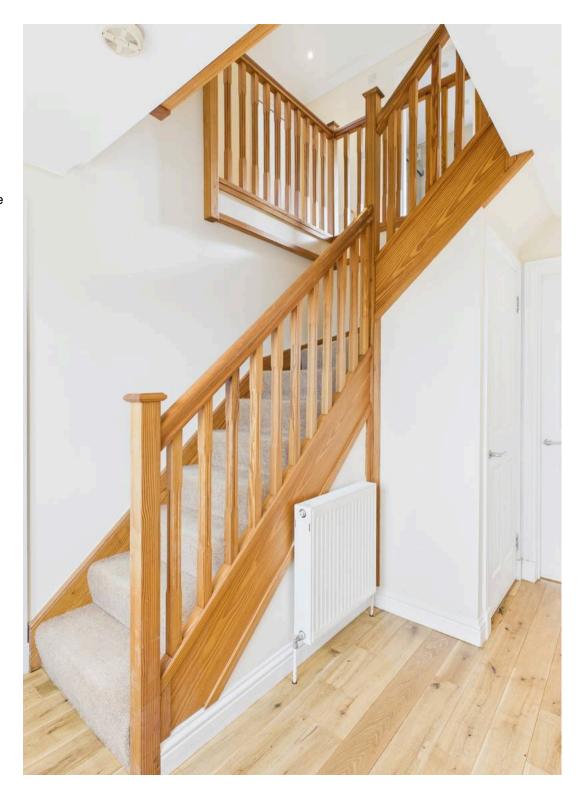
Douglas

Offered to the market is this five bedroom, detached family villa, situated in the charming village of Douglas, nestled in the South Lanarkshire countryside. Set over three floors, this is a deceptively spacious family home which provides substantial and flexible living space with panoramic open country views to the rear. The accommodation consists of a bright welcoming hallway with entrance vestibule, leading to a modern well-appointed kitchen with open plan dining area which opens to the rear garden. Off the kitchen is a useful utility room which provides additional storage and laundry facilities. The spacious lounge has an abundance of natural light thanks to large window formations to both the front and rear. The ground floor accommodation is completed by a double bedroom and cloaks W.C. On the first floor there are an additional four good sized bedrooms, all with plenty of room for free-standing furniture and two containing built-in wardrobes. The master bedroom benefits from an en-suite containing a large walk-in double shower cubicle with mains shower. The third floor contains the sixth bedroom. It's an adaptable space which could alternately lend itself to a fantastic games room, cinema room or even a home gym. Externally the rear garden is both pet and child-friendly with a lawn and timber deck. Outdoor space is complemented by off-street parking to the front and side on the mono-blocked driveway. The property also benefits from a double garage.

- Detached Family Villa
- Five Bedrooms
- Attic Room
- Double Garage

















Ground Floor



Floor 1

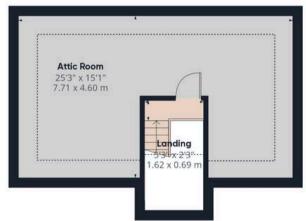


Approximate total area®

1711.23 ft² 158.98 m²

Reduced headroom

126,96 ft² 11.8 m²



(1) Excluding balconies and terraces ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom

Calculations were based on RICS IPMS 3C standard, Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

RF/MAX CLYDESDALE & TWEEDDALE

Floor 2



RE/MAX Clydesdale & Tweeddale

Remax, 2 High Street - ML11 7EX

01555 666990

lanark@remax-clydesdale.net

www.remax-scotland.net/estate-agents/clydesdale

These particulars are prepared by us on the basis of information provided by our clients. We have not tested the electrical system, appliances or heating system. All sizes are recorded by laser to give an indicative, approximate size only. Prospective purchasers should make their own enquiries, no warranty is given or implied. This schedule is not intended to, and does not form any contract. Anti-Money Laundering Regulations – Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. NOTING INTEREST If you are interested in this property please ask your solicitor to notify us. This is referred to as "noting interest" and will ensure that you are informed of any