

cruiVE  
ESTATEAGENTS

OFFERS OVER

**£249,000**

**Cairncross Crescent**  
Lanark, ML11 0PR

## PROPERTY SUMMARY

Cruive are delighted to present to the market this stylishly presented, four-bedroom, modern detached villa positioned within a pretty, child friendly cul de sac setting. This attractive home offers bright and spacious family accommodation over two levels and has evidently been well cared for by the current owners. Located within the pretty, semi-rural town of Lesmahagow close to the nearby market town of Strathaven and conveniently placed for those commuting via the M74 road network.

The generous layout of apartments comprises; welcoming reception hallway with access to integral garage currently being utilised as a gym, two-piece cloaks/wc, substantial, front facing lounge with feature bay window and fireplace with living flame gas fire inset, French doors leading to formal dining room, sunroom, fitted kitchen, and separate utility room.

Accessed via a light and airy turned staircase is the spacious landing. On the first floor there are four well-proportioned bedrooms, two of which have fitted wardrobes, the master bedroom also has the luxury of its own en-suite bathroom with over-bath shower. The upper floor is completed by a modern, three-piece shower room.

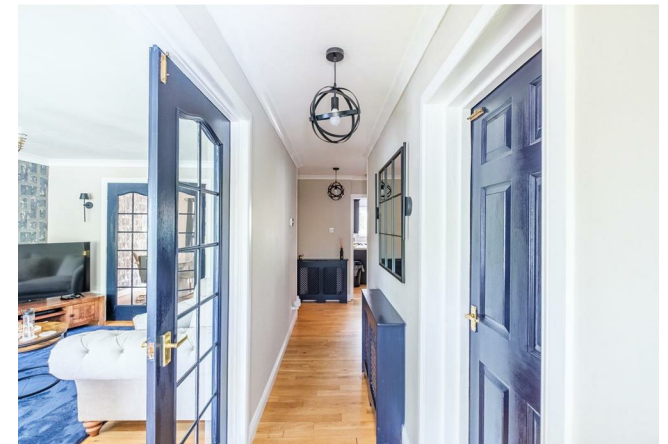
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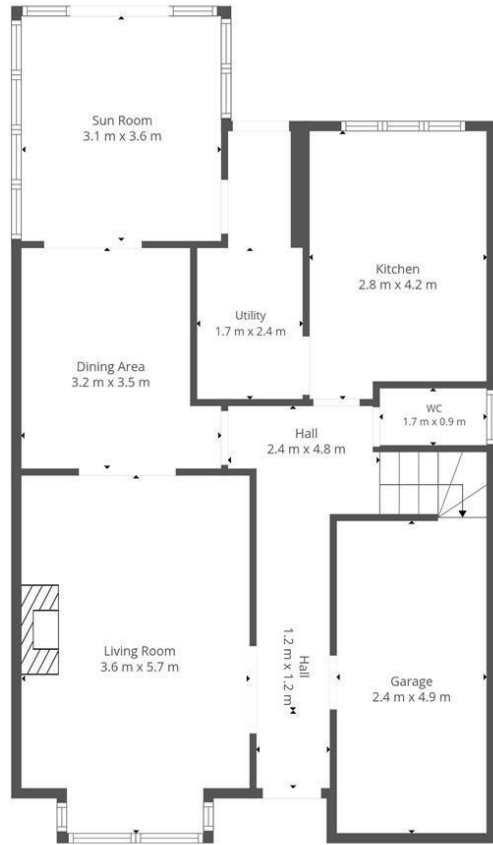
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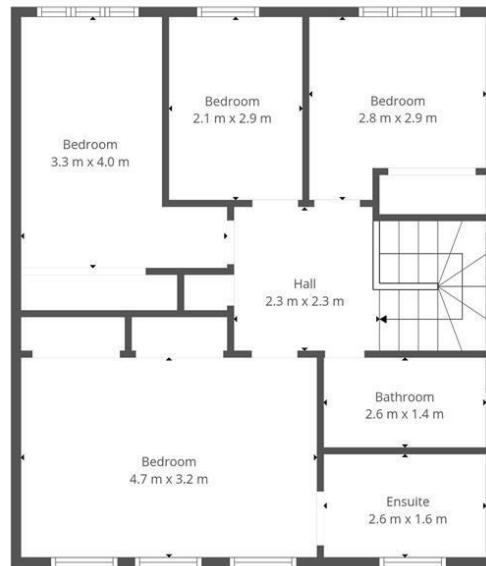








Ground Floor



1st Floor

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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