



cruive
ESTATE AGENTS

OFFERS OVER

£220,000

Rokeby Crescent
Strathaven, ML10 6EG

PROPERTY SUMMARY

*****CLOSING DATE FRIDAY 30TH OCTOBER AT 12PM***** Occupying an enviable and substantial corner plot within the ever-popular, child-friendly address of Rokeby Crescent is this stunning, extended, three-bedroom, semi-detached, family home perfectly situated for excellent Strathaven schooling. With an elevated position enjoying views all the way to Tinto Hill, an open county outlook to the rear, and spacious and versatile accommodation over two levels, this beautifully presented property is sure to be popular.

The flexible layout of accommodation comprises; welcoming reception hallway, bright front facing lounge with feature fireplace, sizeable, modern, dining size kitchen with integrated appliances and Belfast sink, generous family room with striking light-well overhead and stylish fire inset, and French doors leading to rear garden, modern three-piece shower room, and useful laundry/utility room with side access to garden.

On the upper level are three, well-proportioned bedrooms; the master bedroom boasts the best of the lovely elevated views. Two of these bedrooms benefit from fitted storage. The first-floor accommodation is completed by a luxurious three-piece bathroom.

3



2



3











Ground floor



1st floor

TOTAL: 107 m²
 Ground floor: 67 m², 1st floor: 40 m²
 EXCLUDED AREAS: WALLS: 9 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCAL AUTHORITY

South Lanarkshire

TENURE

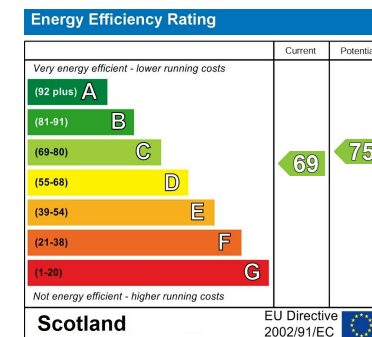
Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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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