



RE/MAX
CLYDESDALE

40 Cot Castle Grove, Stonehouse

Offers Over **£269,000**

40 Cot Castle Grove

Stonehouse, Larkhall

Situated within the popular Lockhart Gardens development in Stonehouse, no.40 Cot Castle Grove is a beautifully presented Barratt built, detached family home which the current owners have tastefully decorated and extended to the front. The home is entered from the front into the newly constructed front vestibule which provides a wonderful space for additional storage of coats and shoes. This leads through an entrance hall into a spacious lounge with storage under the stairs. At the rear of the home is a stylish and modern kitchen with a good range of base and wall mounted storage and a wide selection of quality appliances and French doors which open to the rear garden. Off the kitchen is a useful utility room which provides additional storage and laundry facilities. The ground floor is completed by a handy W.C

On the first floor there are four generously proportioned bedrooms. The master bedroom benefits from a walk-in dressing area and en-suite shower room. The second and third both benefit from built-in wardrobes.

Externally there is ample private off-street parking at the front which gives access to the single garage. The rear garden is primarily laid to lawn with a patio for outdoor entertaining. The houses position on the edge of the development allows for panoramic open country views.

EPC Rating - B

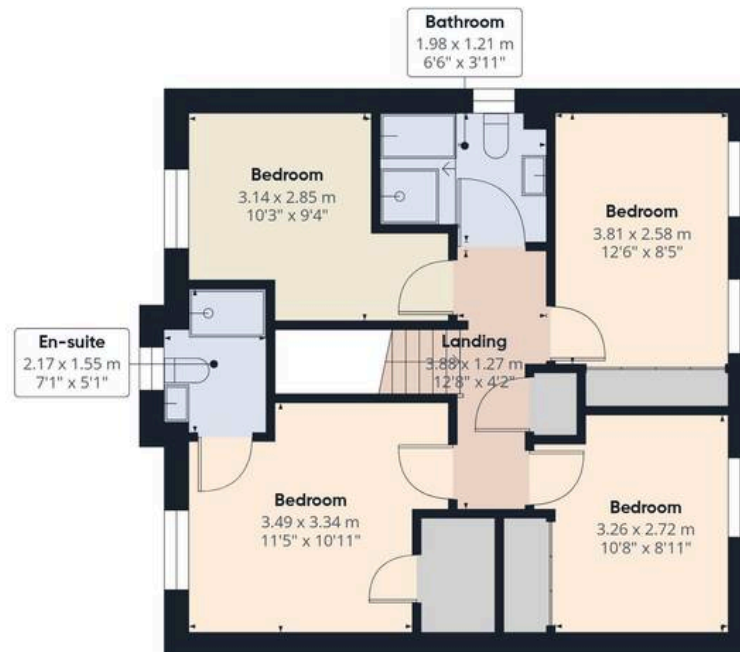
- Detached Villa
- Modern Kitchen
- Four Bedrooms
- Single Garage
- Rear Garden
- Open Country Views







Floor 0



Floor 1

Approximate total area⁽¹⁾

123.7 m²

1332 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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