



OFFERS OVER

**£415,000**

**Twill Crescent**  
Strathaven, ML10 6XQ

## PROPERTY SUMMARY

\*\*\*CLOSING DATE FRIDAY 24TH APRIL AT 12PM\*\*\* Occupying an enviable, South facing plot with beautiful open countryside to the rear is this attractive, modern, detached, Robertson villa. Constructed circa 2019 this beautiful four-bedroom family home boasts bright, spacious, and versatile accommodation, a great position within the child friendly development of Colinhill Grange, and incredible views across the surrounding countryside.

The immaculately maintained layout of accommodation comprises; broad and welcoming reception hallway, generous, front facing lounge, modern two-piece cloaks/wc with excellent storage, and access to integral garage with utility area within. To the rear of the property is the stylish, modern fitted kitchen with integrated appliances, open to a substantial dining and living area. The ground floor is completed by a stunning sunroom which enjoys the best of the South facing aspect and French doors to garden; this flexible space is currently being utilised as a sitting room.

On the upper floor accessed via a light and airy landing are four well-proportioned bedrooms three of which benefit from fitted storage. The sizeable master bedroom has the luxury of its own modern three-piece, en-suite, and the pretty feature of a Juliet balcony. Completing the first-floor accommodation is a modern, four-piece, family bathroom, hall storage, and access to attic space.

4



2



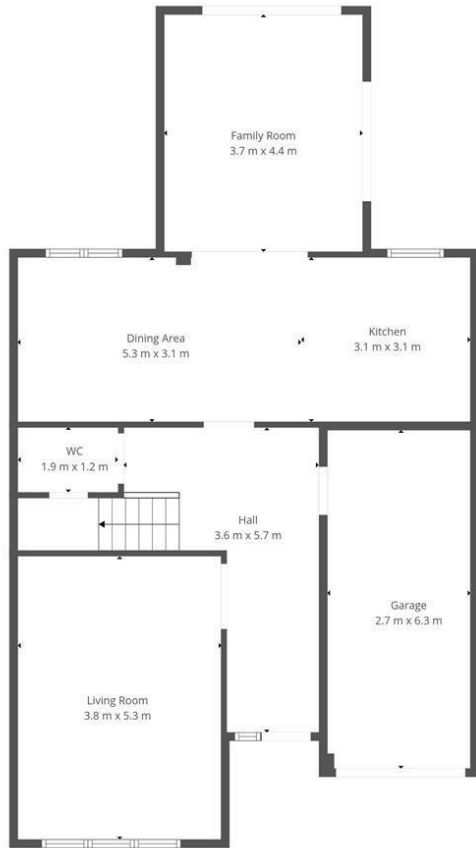
3



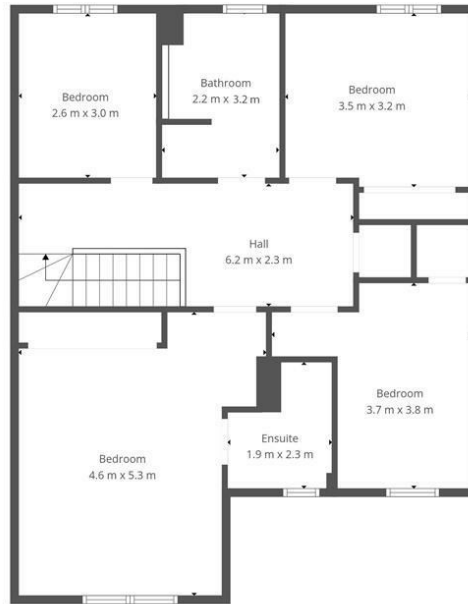








Ground Floor



1st Floor

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



**OFFICE ADDRESS**  
 9 Townhead Street  
 Strathaven  
 ML10 6AB

**OFFICE DETAILS**  
 01357 510088  
 judithmcgill@cruive-  
 estateagents.co.uk

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

G

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(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>			
<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