



OFFERS OVER

**£359,000**

**Twill Crescent**  
Strathaven, ML10 6XQ

## PROPERTY SUMMARY

Nicely positioned on the periphery of the family friendly development of Colinhill Grange and beautiful open countryside is this attractive, detached, four-bedroom villa. Immaculately maintained throughout by the current owner this stunning home constructed circa 2018 by Robertson in the rarely available 'Tuscan' style offers a family an opportunity to obtain a stylish home in truly walk-in condition within excellent local catchment.

The bright and spacious layout of accommodation comprises; welcoming reception hallway, modern, two-piece cloaks/wc with useful storage/utility cupboard, generous, rear facing lounge with French doors leading onto patio ideal for outdoor entertaining on Summer evenings, and tasteful, fitted kitchen with integrated appliances, side access, open plan to spacious dining room making it the perfect layout for modern family living.

On the upper level are four well-proportioned bedrooms, two of which benefit from having fitted storage, the master bedroom has the luxury of its own en-suite shower room and vanity area. The first-floor accommodation is completed by a substantial, modern, four-piece, family bathroom.

4



2



2









## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

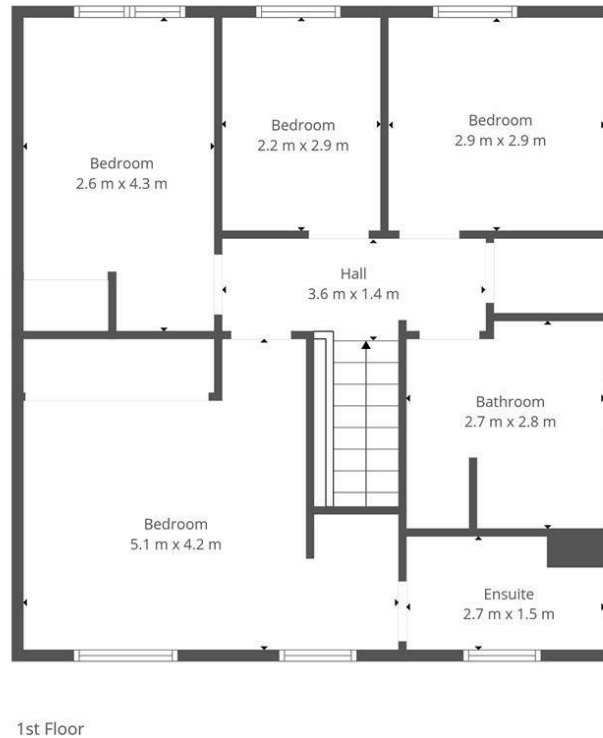
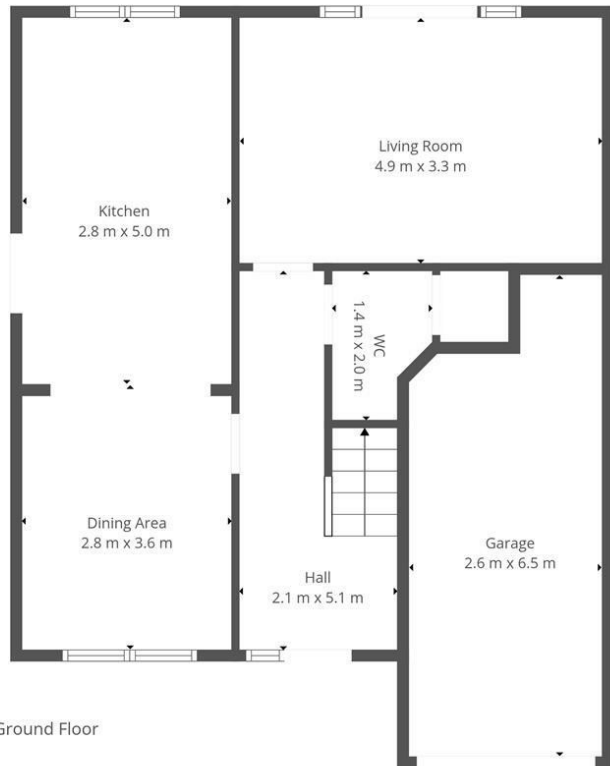
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## VIEWINGS

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		80	84
<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



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