

OFFERS OVER

£470,000

**Twill Crescent**  
Strathaven, ML10 6XQ

## PROPERTY SUMMARY

Presented to the market in truly walk-in condition is this exceptional family home. Constructed by Robertson Homes in the style of the 'Azure Grand Garden Room' circa 2019 this substantial villa extending to over 2300sqft is perfectly formed over three levels with modern family living in mind. Enjoying an excellent plot position within the sought-after Colinhill Grange with a South facing garden & open outlook across the surrounding countryside, this fabulous property offers a family the opportunity to acquire their forever home.

The well-appointed accommodation comprises; broad and welcoming reception hallway, two-piece cloaks/wc with large storage cupboard, front facing formal lounge, access to integral garage, tasteful modern fitted kitchen with integrated appliances open plan to generous dining room, and stunning, versatile, garden room currently serving as a family room with French doors leading onto garden; this beautiful room is flooded with light from an attractive atrium window.

On the first floor are four well-proportioned bedrooms, three of which benefit from fitted storage, the master bedroom has the luxury of its own modern three-piece en-suite shower room and a pretty Juliet balcony. Completing the first-floor layout of accommodation is a modern four-piece family bathroom with useful vanity storage.

5



2



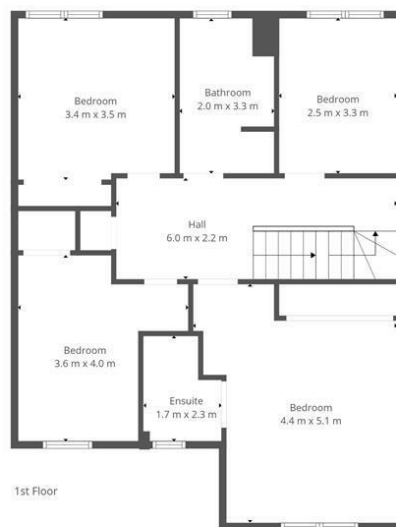
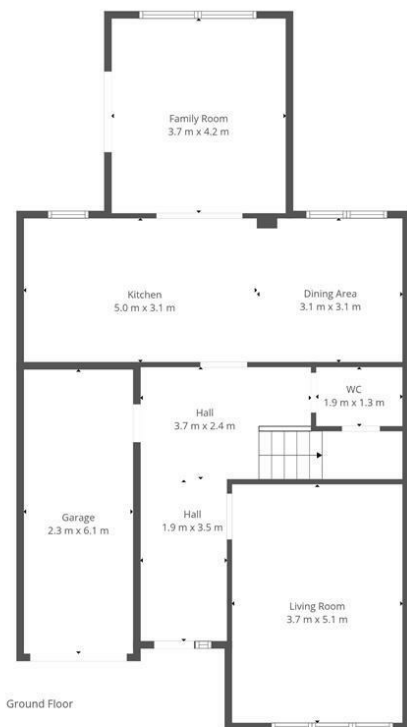
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



## LOCAL AUTHORITY

South Lamarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

G

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 83        |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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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