



OFFERS OVER

£179,995

Spinningdale
Stonehouse, ML9 3QS

PROPERTY SUMMARY

CLOSING DATE TUESDAY 24TH MARCH AT 12PM Tucked away at the end of a peaceful, child friendly cul de sac is this deceptively spacious, beautifully presented, semi-detached villa. The property has been successfully developed with a two-storey extension to the rear offering substantial and flexible family accommodation in the means of three bedrooms and three public rooms.

The generous layout of accommodation comprises; entrance vestibule, bright, front facing formal lounge with under-stairs storage, French doors leading to stunning, modern, dining size kitchen with integrated appliances, and breakfasting bar, dining area, large utility/boot room with rear access, and family room to rear overlooking garden.

On the upper level accessed via a light and airy landing are three well-proportioned bedrooms all with fitted storage. The spacious master suite also benefits from having its own modern, en-suite shower room. The first-floor accommodation is completed by a lovely, four-piece, modern, family bathroom with over-bath shower and hall storage.

This wonderful family home further benefits from gas central heating, double glazing, and driveway with ample space for several cars. The enclosed rear gardens are laid with easy maintenance in mind and offer a high level of privacy. Within the garden is a pleasant patio area ideal for outdoor entertaining and a timber garden shed.

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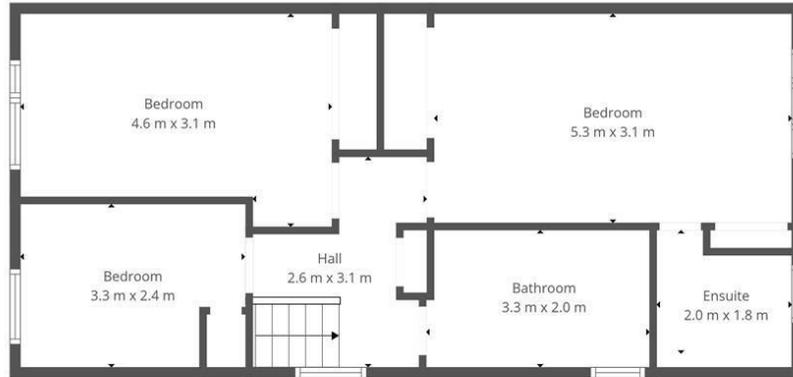
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1st Floor



Ground Floor

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			81
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		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



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