



OFFERS OVER

£165,000

Spinningdale
Stonehouse, ML9 3QS

PROPERTY SUMMARY

*****CLOSING DATE TUESDAY 10TH FEB AT 12PM***** Well positioned upon an enviable South facing plot with open park area to the rear is this immaculately maintained semi-detached villa located within the popular Mainsacre development. Upgraded to an excellent standard by the current owners, this lovely property is beautifully presented throughout with luxury recently fitted bathroom, fresh and neutral decor, and fully landscaped rear garden.

The bright and spacious accommodation comprises; welcoming reception hallway, modern two-piece cloaks/wc, front facing lounge with archway through to stunning modern fitted kitchen with integrated appliances, pantry cupboard, access to rear garden, wrap round breakfast bar with integrated wine cooler, open to dining area, generous conservatory utilised by the current owners as a second sitting room.

On the upper level are three well-proportioned bedrooms; two of which have the benefit of fitted storage. The first-floor accommodation is completed by an attractive, recently fitted, three-piece family bathroom with over-bath shower, and hall storage.

3



1



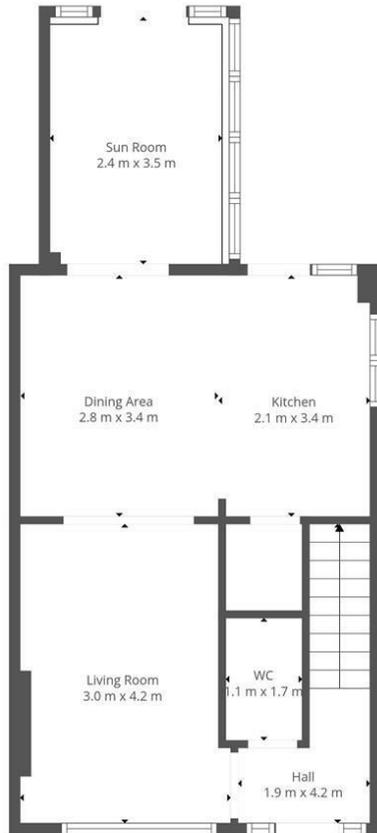
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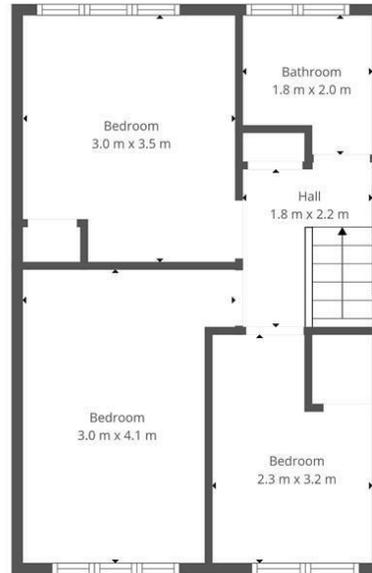








Ground Floor



1st Floor

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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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