



RESIDENCE

7 St. Anne's Well, Strathaven, ML10 6QY

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN



RESIDENCE



3 Bedrooms | 2 Public Rooms | 2 Bathrooms

Enjoying a good position at the head of the cul-de-sac within a small, desirable residential development, this well presented and deceptively spacious 3 bedroomed modern detached bungalow is sure to appeal to a wide audience.

The accommodation comprises; welcoming reception hallway, spacious lounge with aspects to front and access to a formal dining room, modern fitted dining size kitchen and utility room. The property has 3 bedrooms, of which the master has its own dressing area and fitted en-suite shower room whilst there is a stylish designed wet room.

Features of the property include gas central heating, double glazing, maintained gardens and driveway.

St. Anne's Wells is a small residential cul-de-sac located on a short drive away from the Town. Strathaven is a market Town located south of East Kilbride and Hamilton. The area offers excellent shopping facilities and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks. Strathaven has a friendly village community, a wide variety of shops within the town centre including restaurants, pubs, cafes and a large Sainsbury's. The area is highly regarded for its school catchment. For those commuting, there are excellent road links to the surrounding towns which include East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway to Glasgow.



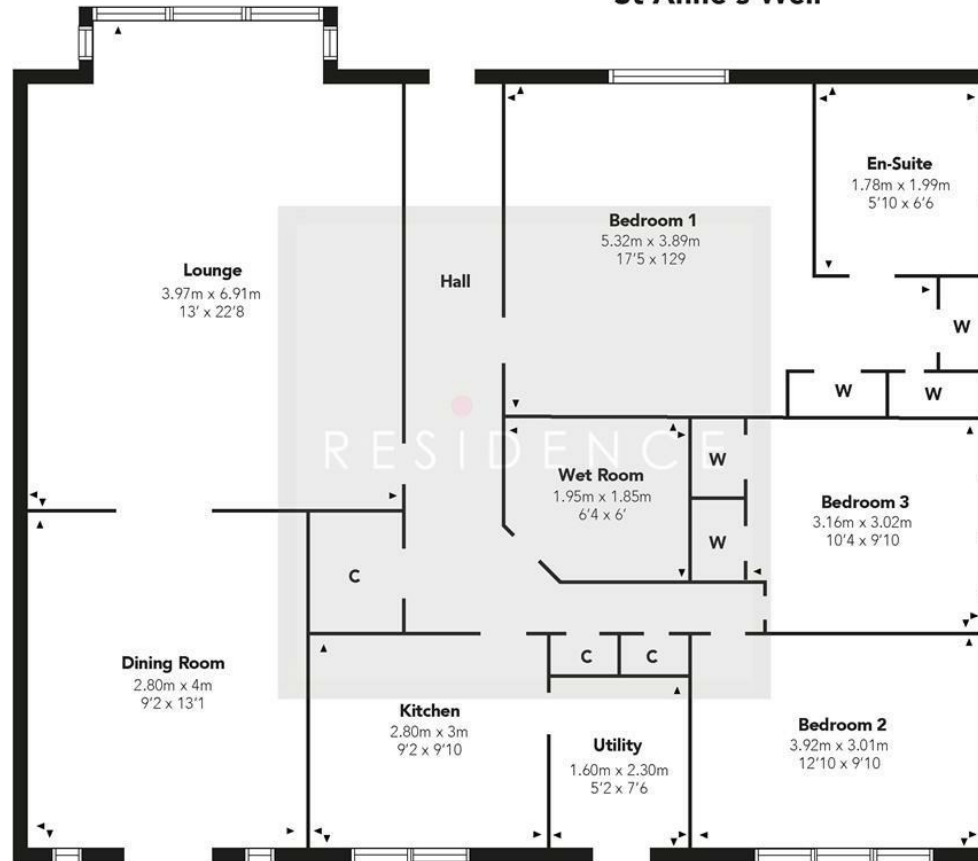
1248.00 sq ft | EER = C



RESIDENCE



St Anne's Well



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.