



RESIDENCE

3 Heads Farm , Glassford, ML10 6TU

ESTATE AGENTS

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Viewing by appointment with Residence Strathaven

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## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms

Situated within an exclusive, semi-rural Hamlet of self-built individual homes located just outside Strathaven, this beautifully presented 4/5 bedroomed family detached villa occupies an excellent position within landscaped gardens that extend to circa 1 acre and offers fantastic, open country views to the rear.

The property has been finished to a very high standard throughout and offers an array of well designed, spacious, bright and airy apartments whilst externally featuring a double detached garage and BBQ hut within the garden.

The gardens are a real feature and are extensive to the rear and have been carefully and cleverly designed with Indian sandstone patios, pathways, lawns, an abundance of plants, shrubs and trees and its own orchard with a variety of fruit trees.

The accommodation itself extends to; entrance porch with welcoming reception hallway, generous open plan lounge, dining room, garden room and contemporary fitted integrated kitchen, utility room and cloaks/wc. Separate, front facing family room that could be utilised as a downstairs 5th bedroom if required. On the upper floor there is an impressive galleried style landing, 4 large double bedrooms, master en-suite dressing area and en-suite whilst there is a separate contemporary designed and fitted family bathroom.

Early viewing of this beautiful home is highly advised in order to fully appreciate the size, style and setting on offer.

Glassford has a local pub/restaurant and primary school whilst nearby Strathaven offers excellent shopping facilities and sports facilities including bowling clubs, golf courses, public parks and country walks. Strathaven is a lovely Market Town with a wide variety of shops within the centre including restaurants, pubs, cafes and a large Sainsbury's. The area is highly regarded for its school catchment.



2647.00 sq ft | EER = B



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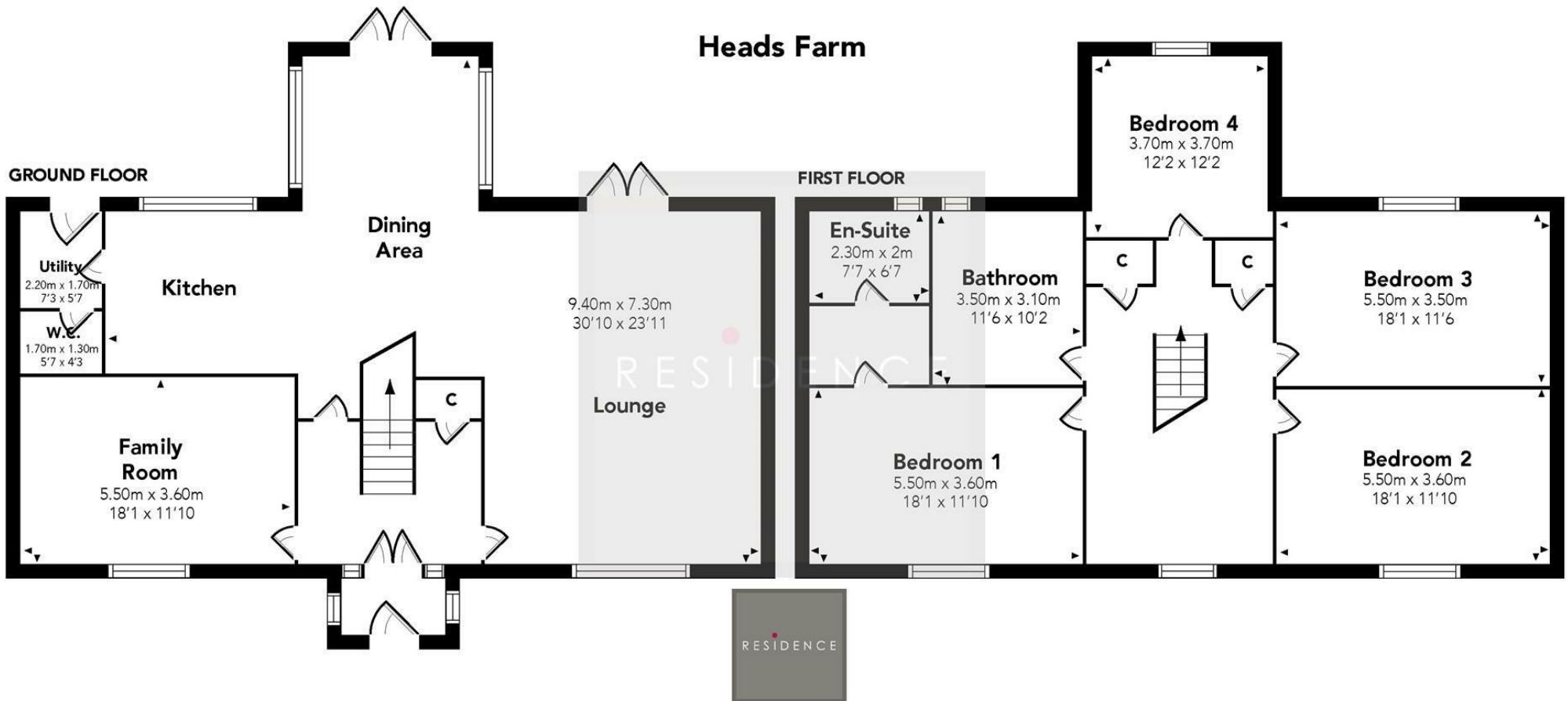








# Heads Farm



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.