



RESIDENCE

18 Southend Drive, Strathaven, ML10 6QT

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)

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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.

## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

710.00 sq ft | EER = C

Located within a sought after residential development and sure to be popular is this modern and well presented 2 bedroomed semi-detached villa with maintained gardens and driveway.

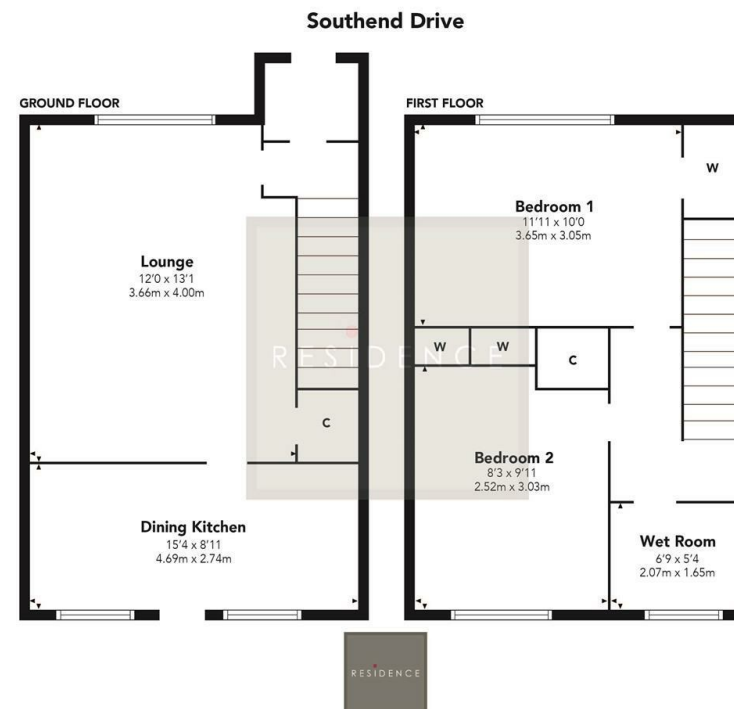
The property is an ideal starter home and may also appeal to someone looking to downsize.

The property is well presented and has been finished with neutral tones throughout. The accommodation comprises; entrance vestibule which in turn leads to a welcoming lounge with aspects to front, staircase to the upper floor and access to the modern fitted dining size kitchen which has a range of fitted units and worktops. There are also aspects and access to the rear gardens. On the upper floor there are the 2 bedrooms and a fitted wet/shower room.

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

The floor plan will provide you with a detailed layout of this comfortable and well-laid-out home.

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 typical 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.



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



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