



RESIDENCE

Flat 15 The Fairways Magnolia Lane, Strathaven, ML10 6NL

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Viewing by appointment with Residence Strathaven

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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms

Built by Abbey Developments, The Fairways is a small & exclusive luxury development of 18 spacious apartments, nestling at the end of a tree lined drive & enjoying fantastic views over Strathaven Golf Course.

A great deal of thought has gone into the layout and design to create modern living with high-spec finishings, luxury kitchen appliances & high-end bathroom sanitary ware. Jackton Moor are supplying this custom-built kitchen in Remo Matt Silver Grey and finished with the upgraded granite package to include waterfalls & splashbacks. The Bosch appliances will include an oven, microwave & a warming drawer along with a fridge/freezer, dish washer & a boiling hot water tap. The bathroom & en-suite are finished with Porcelanosa tiling, luxury white sanitary ware along with heated towel rails & shaver points. Additional features include gas central heating, anthracite windows, glass balconies, Sky TV distribution, Cat 6 & internet points & pre-wired audio sound system.

The stylish layout creates bright airy living with one of the main features being the full-length balcony with outstanding views of the golf course. This apartment has two bedrooms with wardrobes, master en-suite, a family bathroom, utility room, a large lounge with dining area open plan to the kitchen & from the living area there are two sets of patio doors leading out to the large balcony. Access to the flats is via a security video door entry system into the exquisitely finished hall & lift.

Each apartment is located on the ground floor and has two allocated parking bays within the beautifully landscaped grounds.

Strathaven itself is an admired & popular village which offers an excellent mix of shopping & sports facilities including swimming baths, bowling clubs, golf courses, public parks & country walks. For those commuting there are excellent road links to surrounding towns which include East Kilbride, Hamilton & links to the M74 motorway which connects the M8 motorway to Glasgow & Edinburgh.



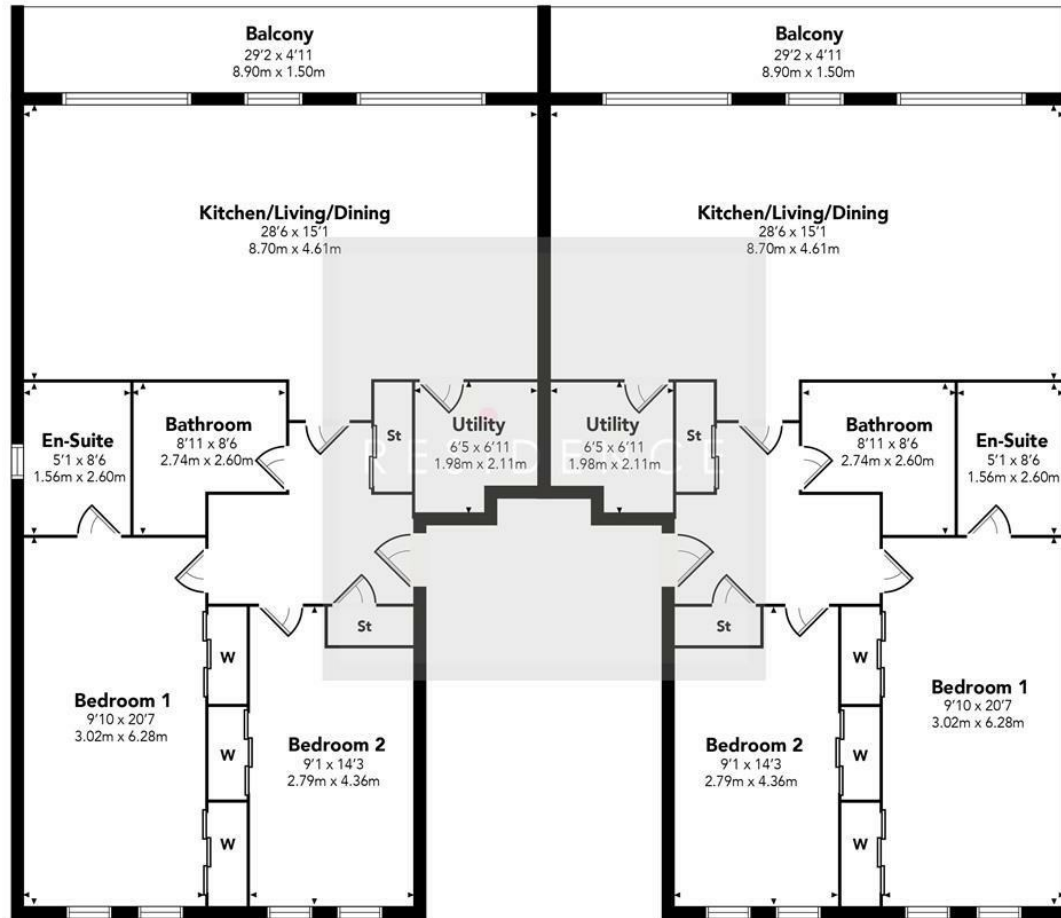
1130.00 sq ft | EER =



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## The Fairways, Magnolia Lane



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.