



RESIDENCE

3 Baron Todd Road, , ML10 6GQ

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



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: [strathaven@residencestateagents.co.uk](mailto:strathaven@residencestateagents.co.uk) | A: 3 Bridge Street, Strathaven, ML10 6AN



## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This beautifully presented four bedroom detached villa sits on a lovely plot and has been recently modernised and finished to a great standard.

Set within the admired "Avondale Gardens" development this lovely family villa was built in the style of the "Drummond" and offers bright, airy and freshly decorated rooms which are finished with quality carpeting and wood flooring. There's a spacious dining sized kitchen with French doors to the gardens whilst the kitchen incorporates a range of integrated appliances. The bathrooms and en-suite have modern white sanitary ware and quality tiling and all the bedrooms are fitted with wardrobes. Additional features include gas central heating and generous storage space.

The accommodation comprises reception hall, cloakroom wc, lounge with sound system, modern kitchen with large dining area, four bedrooms, a master en-suite and a family bathroom. To the side of the property is a single garage.

The gardens are well kept with a small neat lawn to front and monoblock driveway to side whilst the enclosed, south facing rear garden has decking, lawn and a drying area.

Strathaven offers excellent shopping facilities and sports facilities including bowling clubs, golf courses, public parks and country walks in addition to excellent schools, a wide variety of shops, restaurants, pubs, cafes and a large Sainsbury's. 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 and Edinburgh.



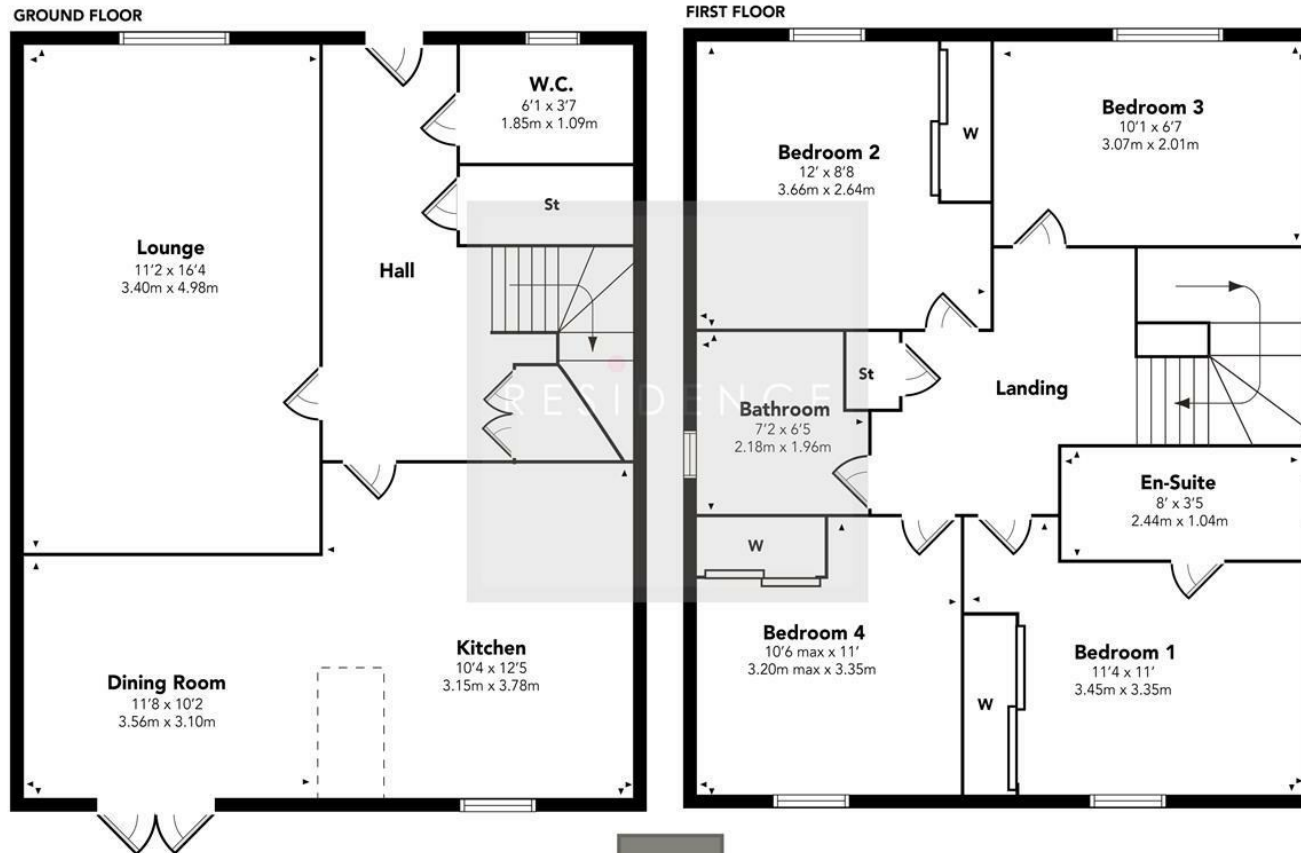
1205.00 sq ft | EER = C



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## Baron Todd Road



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.