



RESIDENCE

1 Broadleaf Court, Glassford, ML10 6GF

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Viewing by appointment with Residence Strathaven

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5 Bedrooms | 2 Public Rooms | 3 Bathrooms



Situated within an exclusive pocket of self-built individual homes, this beautifully presented 4/5 bedroomed family detached villa occupies an excellent plot within landscaped gardens and offering open views to the rear.

The property has been finished to a high standard throughout and offers an array of well designed, spacious, bright and airy apartments which consist of; a welcoming double height hallway with staircase to the upper floor level, cloaks/wc with 2 piece suite, a gorgeous and sizeable open plan lounge/family/dining room with feature relax sitting area and contemporary fitted integrated breakfasting kitchen, utility room and separate sitting room that could be utilised as a downstairs 5th bedroom. An impressive staircase with glass panels leads to the upper landing where there are four double size bedrooms with master en-suite shower room and walk in dressing closet whilst there is a modern fitted family bathroom.

Features of the home include gas fired central heating, quality double glazing, monobloc driveway, sizeable carport and well designed and large gardens with various lawns, patios, fencing and young plants, shrubs and trees.



Broadleaf Court is a modern newly built development within the small village of Glassford on the outskirts of Strathaven. 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. 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.

1894.45 sq ft | EER = B



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Broadleaf Court



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.