



RESIDENCE

Burnbrae Farm Cottage High Kype Road, , ML10 6PR

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Viewing by appointment with Residence Strathaven

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms



Enjoying a wonderful setting on the outskirts of the Town and surrounded by open countryside this beautiful looking, successfully extended 4 bedrooed detached cottage sits in substantial, established and private garden grounds that extend to circa 1 acre or thereby.

The home offers a spacious and versatile layout of well-proportioned apartments that are formed over 2 levels. The accommodation comprises of a welcoming reception hallway with staircase to the upper floor, generous sized formal lounge with focal point log burning stove and open plan dining room with access to a conservatory with aspects over and access to the rear gardens. There is a bright and airy, quality designed and fitted country style kitchen with open plan family room and front vestibule. Utility room and cloaks/wc. Completing the accommodation on the ground floor level is 2 double bedrooms and a modern fitted family bathroom. On the upper floor there is a landing and relax area with outer door leading to an outside balcony, 2 further double sized bedrooms both with en-suite shower rooms.

Features of the property include oil fired central heating, double glazing, private driveway and substantial, gated garden grounds.

High Kype Road is a country Road on the outskirts of the Town and neighbouring the village of Sandford. Strathaven is a desirable market Town located south of East Kilbride and Hamilton. The area offers excellent shopping and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks.



1991.00 sq ft | EER = F



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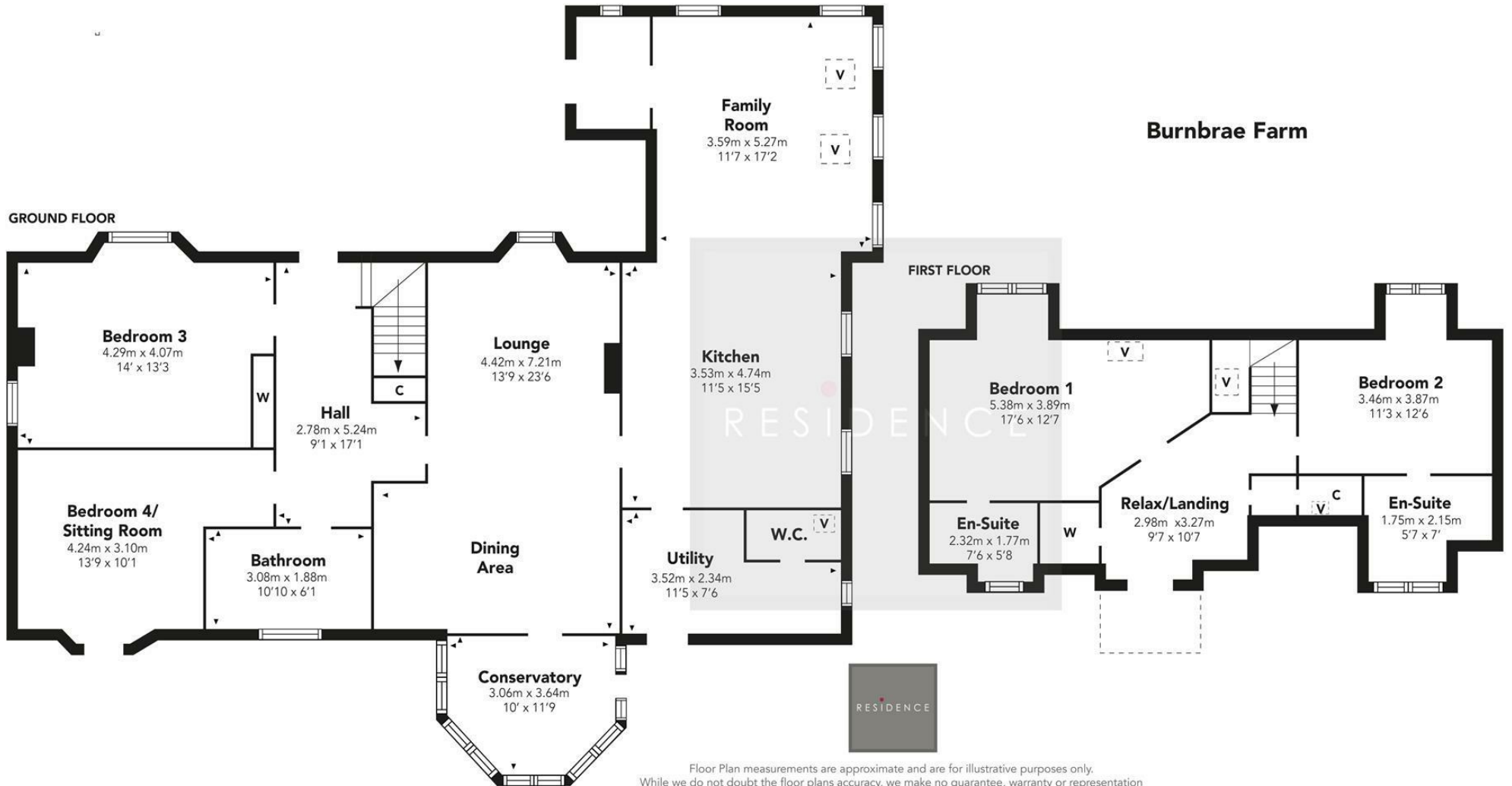




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.