



RESIDENCE

1 Burn Bridge Drive, Strathaven, ML10 6UP

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Viewing by appointment with Residence Strathaven

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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms

Located within this desirable Barratt built development only a few minutes out of the Town, this stylish and modernised 3 bedroomed detached villa is an ideal affordable family home within Strathaven.

The property is in walk in condition and offers accommodation that consists of an entrance hallway with staircase to the upper floor level, cloaks/wc with 2 piece suite, spacious lounge with aspects to front and access to a contemporary kitchen with open plan dining area and double glazed outer doors to the rear. On the upper floor there are 3 bedrooms, master with shower room and a stylishly designed and fitted family bathroom.

Features of the property include gas central heating, double glazing and well maintained corner appointed gardens with a monobloc driveway to the front.

Burn Bridge Drive is a popular residential development only 5 minutes away from the Common Green. Strathaven is an admired and popular market Town which offers an excellent mix of shopping facilities and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks. The area is highly regarded for its schooling whilst for those commuting, there are excellent road links to the surrounding towns including East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway to Glasgow and Edinburgh.



785.77 sq ft | EER = D



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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.