



RESIDENCE

2A Midcroft Place, Strathaven, ML10 6EX

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Viewing by appointment with Residence Strathaven

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## 3 Bedrooms | 3 Public Rooms | 1 Bathrooms



Located within this highly desirable residential cul-de-sac, located only minutes away from all local amenities, this impressive, modernised, upgraded and extended, 3 bedroomed detached villa is a beautiful family home.

The property has been finished and presented to a very high standard throughout and offers accommodation that consists of; welcoming reception hallway with staircase to the upper floor level, gorgeous lounge with aspects to front and open plan access to a formal dining room, sunroom/relax room with double glazed aspects and outer doors to the rear gardens. Contemporary designed and fitted breakfasting kitchen with a range of base and wall mounted storage units with stylish worktop surfaces, well equipped utility room with double glazed outer door to the rear and access to the integral garage. On the upper floor there are 3 bedrooms and a modern fitted shower room.

Features of the property include gas central heating, double glazing, monobloc driveway, integral garage and lovely, enclosed gardens to the rear with timber decking, central lawn, bordering flower bed with various specimen plants and high timber fencing.

The current vendors have extensively upgraded and modernised the property over the last few months and a list of completed works is available on request.

Midcroft Place is located only a short distance from the heart of Strathaven. Strathaven is a market Town located south of East Kilbride and Hamilton. The area offers excellent shopping facilities and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks. Strathaven has a typical village community, a wide variety of shops within the town centre including restaurants, pubs, cafes and a large Sainsbury's only seconds away. 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.

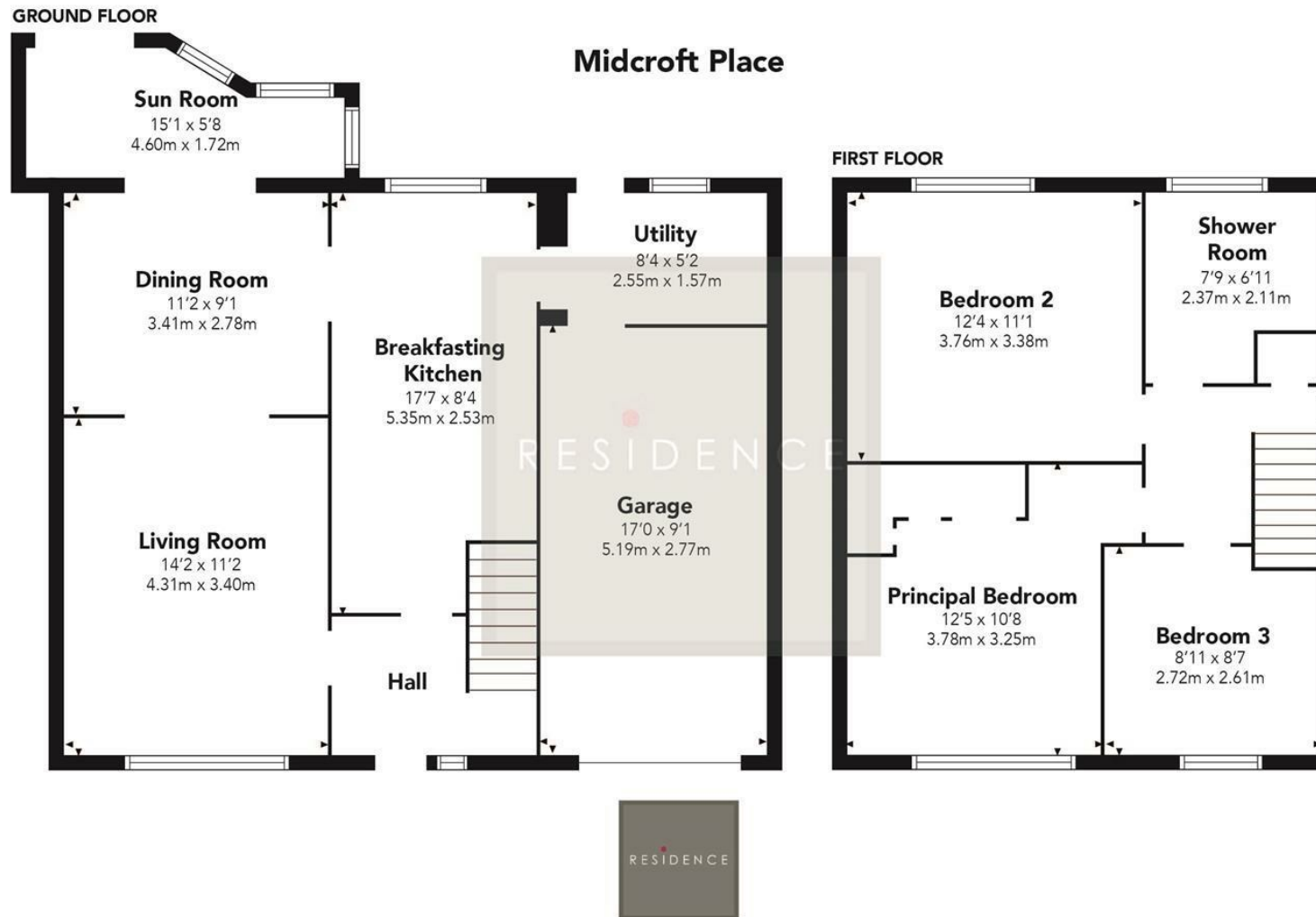


1248.61 sq ft | EER = C



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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.