



RESIDENCE  
ESTATE AGENTS  
**FOR SALE**  
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25 Threestanes Road, Strathaven, ML10 6EB

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Viewing by appointment with Residence Strathaven

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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms

**\*\*CLOSING DATE - THURSDAY 26TH SEPT 2024 @ 12PM\*\*** Located within this highly desirable address, only minutes away from all of the Town's local amenities including Strathaven Park and Kirkland Park Primary school, this immediately impressive 3 bedroomed semi-detached villa is a wonderful family home.

The home occupies an excellent position with great size, mature and well-maintained gardens that also include a gated tarmac driveway. Additional features also include gas central heating and double glazing.

The accommodation comprises, welcoming reception hallway with staircase leading to the upper floor level. Spacious lounge with double glazed aspects to the front, fitted dining size kitchen and downstairs, modern fitted shower room. On the upper floor there are 3 bedrooms and an additional, contemporary fitted shower room.

The enclosed floor plan shall provide a detailed layout of this spacious property however we recommend inspection to appreciate the scale of accommodation on offer.

Threestanes Road is a highly sought after locale within the town. 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. The area is highly regarded for its school catchment.



968.00 sq ft | EER = C

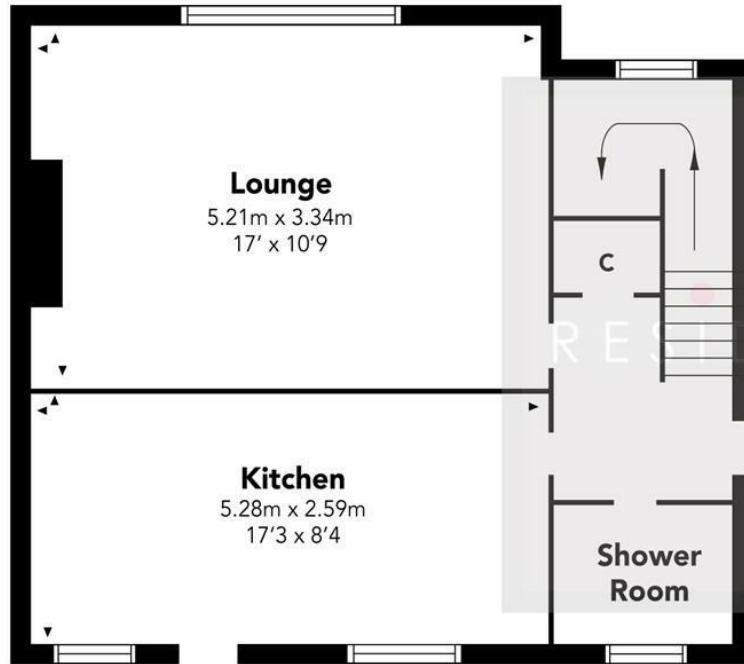


RESIDENCE

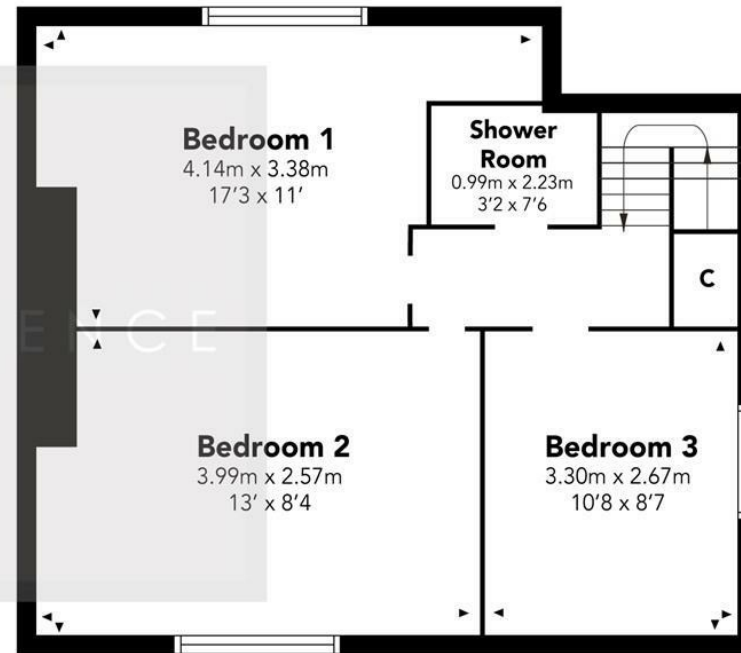


# Threestanes Road

## GROUND FLOOR



## FIRST FLOOR



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.