



RESIDENCE

9 Newton Road, Strathaven, ML10 6BQ

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Strathaven

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## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This quirky yet substantial family home is believed to be one of the oldest buildings in the town. Dating back to circa 1778 and has had several historical uses over the last 200 plus years.

The property offers an array of spacious apartments formed over 3 main levels and features substantial gardens to the rear which incorporates a decked bridge over the Goods Burn and extending up to an accessed driveway off Moss Road with planning for garage.

The accommodation comprises of an entrance area into a large open plan dining room and lounge with feature stone wall which separates the modern fitted breakfasting size kitchen, utility room and cloaks/wc. Formed over the 2 upper floor levels is a bright and airy upper landing, 4 bedrooms of which one of the rooms has access to its own great size dressing room or home office. The master bedroom has its own en-suite bathroom whilst there is a separate fitted family bathroom servicing the 1st floor bedrooms.

Features of the property include mains gas central heating, double glazing and driveway to the front. The gardens to the rear are extensive and established offering a variety of lawns, patios, bridge over the burn, and a rear driveway from Moss Road. The current owners have also obtained detailed planning consent for a 4 bay garage with garden/office room to be located at the rear of the garden, details of which can be provided on request.

The floor plan will provide a detailed layout of this period home however both internal and external viewing is highly advised in order to fully appreciate the size, style and gardens on offer.

Newton Road is located only minutes away from all local amenities. Strathaven is a desirable 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 area.

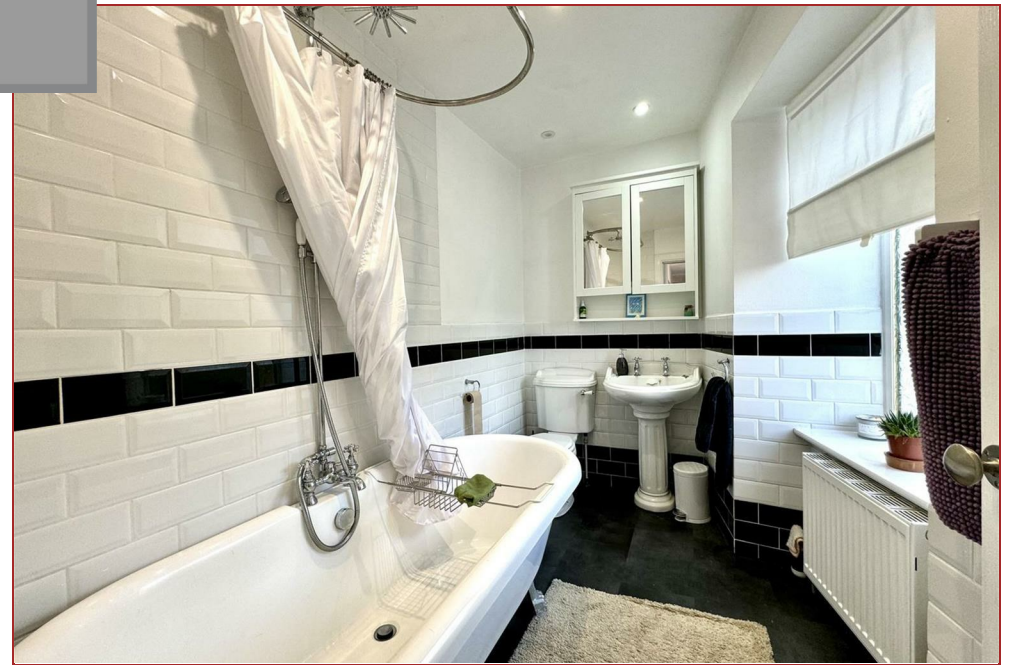


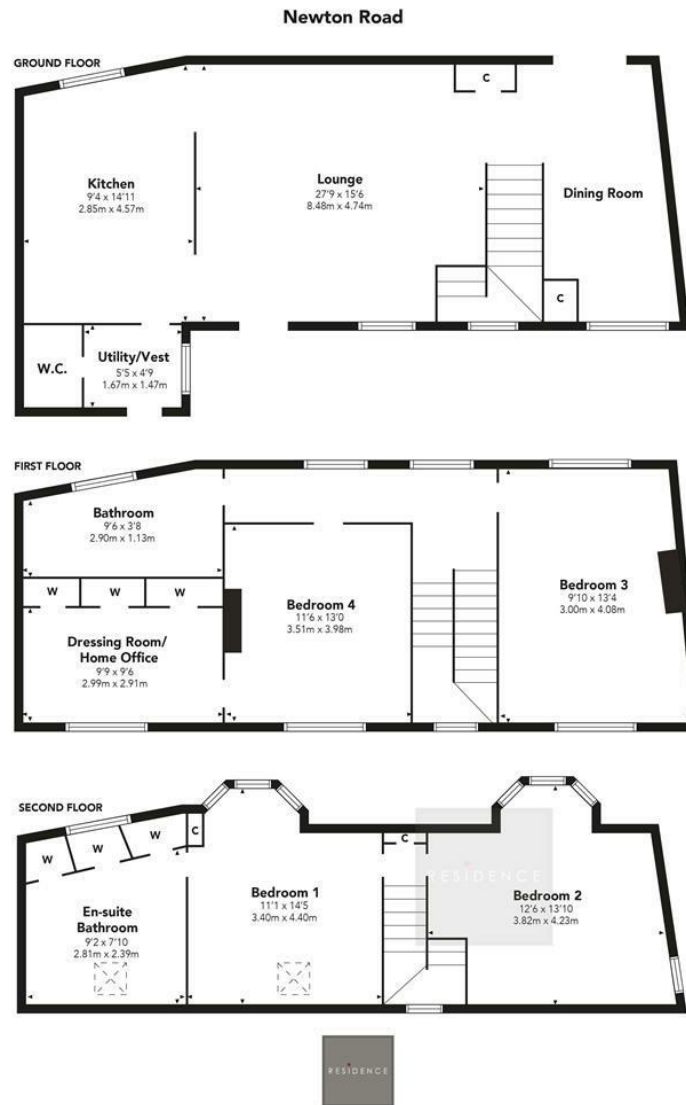
1614.00 sq ft | EER = C





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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.