



RESIDENCE

14 Kirkland Park Avenue, , ML10 6EA

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

* CLOSING DATE SET - THURSDAY 17TH APRIL at 12PM * This charming and rarely available, spacious 2-bedroom ground floor flat is situated in one of Strathaven's most sought-after areas on Kirkland Park Avenue.

The property features beautifully maintained, expansive garden grounds both at the front and rear, along with a private driveway for convenient off-road parking.

Inside, you'll find a welcoming entrance hallway that leads to a bright and spacious front-facing lounge. The flat offers excellent storage solutions throughout and boasts two generously sized double bedrooms, each providing ample space for furniture. The large fitted kitchen-diner is perfect for family meals and entertaining along with giving access to the rear gardens, and the modern family shower room adds a contemporary touch to the home.

The rear of the property features an expansive plot with a large patio area for entertaining, garden shed and a lush garden with plants and trees.

This delightful property is ideal for small families, first-time buyers, and those looking to downsize.

Kirkland Park is located within 1 mile of Strathaven centre, located off Threestanes Road. 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



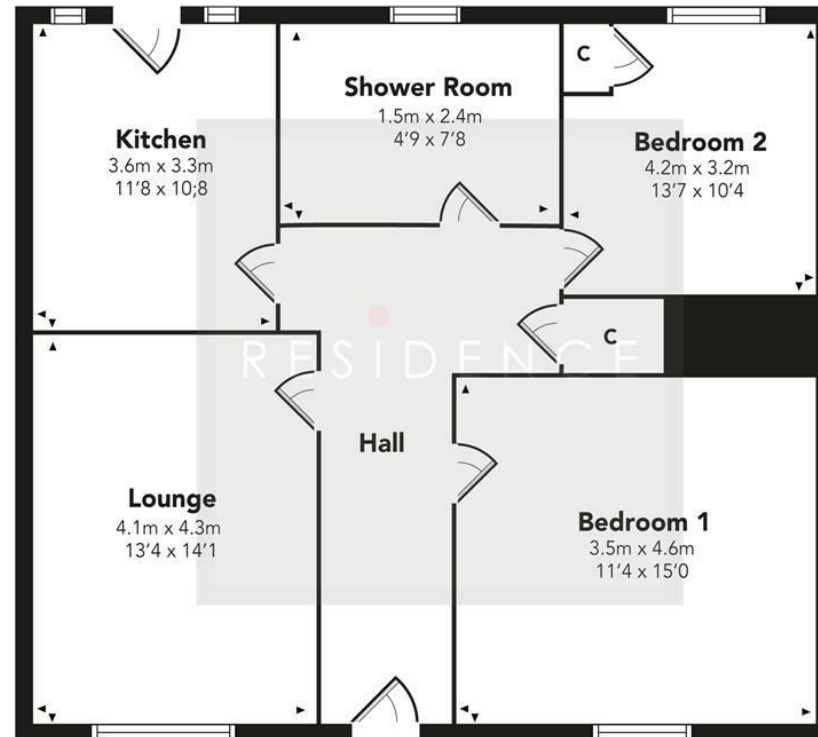
828.00 sq ft | EER = C



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Kirkland Park Avenue



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.