



RESIDENCE

22 Overton Avenue, Strathaven, ML10 6NR

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN





2 Bedrooms | 1 Public Rooms | 1 Bathrooms

Enjoying a great position within a sought-after development, this popular, Wimpey built semi-detached villa is sure to appeal to both first time buyers or someone who is looking to downsize.

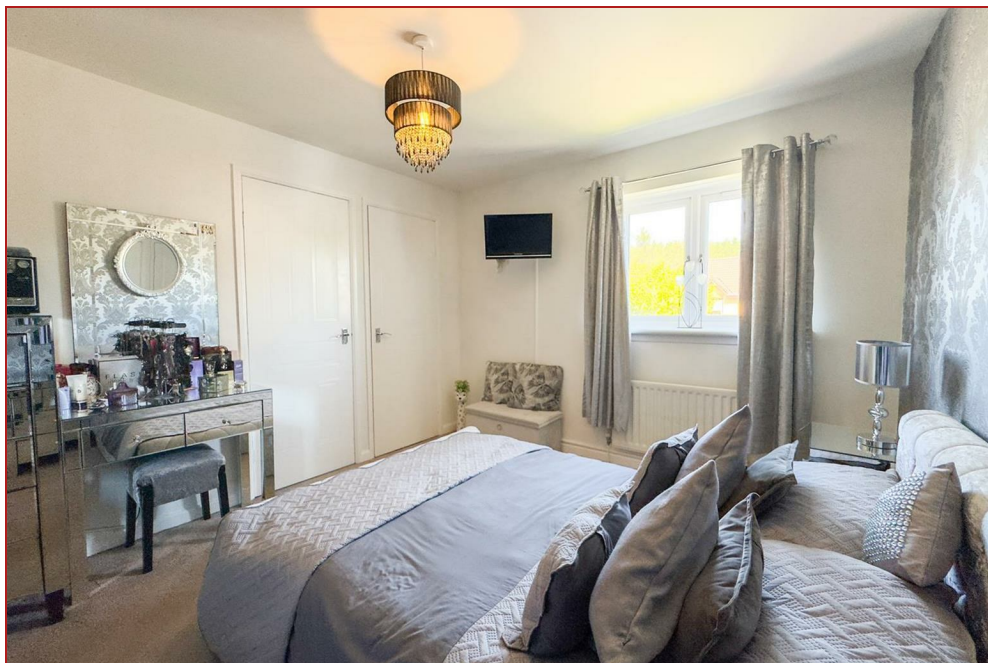
The home has undergone modernization, significantly enhancing its appeal and functionality. Inside, you'll find a welcoming entrance leading to a spacious front-facing lounge. The open-plan kitchen/diner has a wide range of base and wall-mounted units and a large under stair cupboard which provides ample storage.

Upstairs, a new white bathroom suite has been installed, offering a fresh and contemporary feel. The two bedrooms both feature excellent storage solutions.

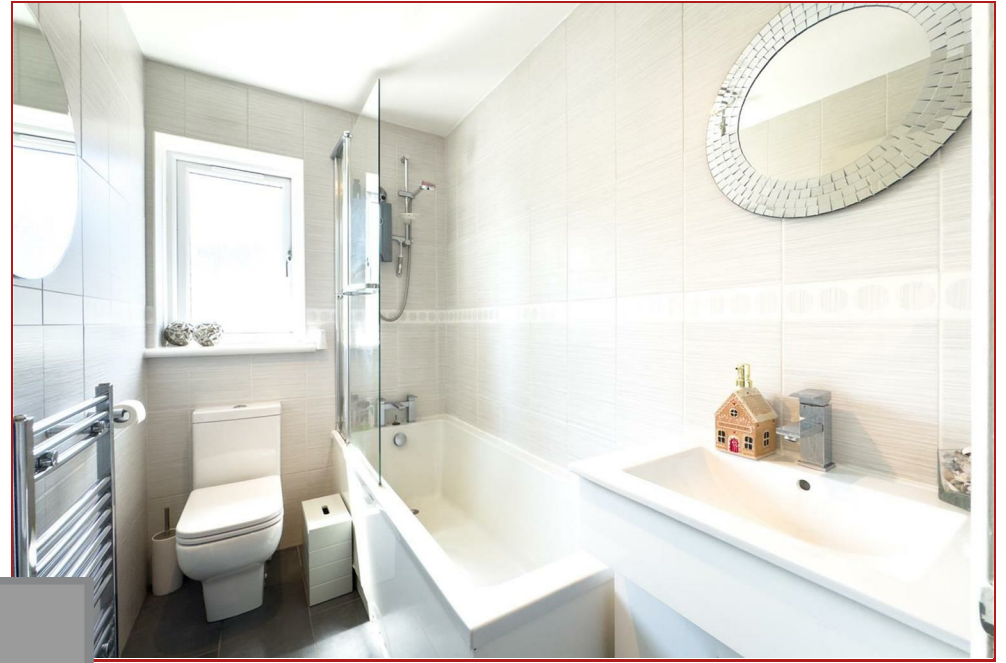
Additional highlights include modern UPVC double-glazed windows, gas central heating, and a mix of quality carpeting, tiling, and laminate flooring throughout. The decor is fresh and modern, creating a bright and inviting atmosphere.

Externally, the front garden is laid to lawn with a driveway on the side capable of accommodating multiple vehicles. The large, enclosed rear garden is private and secure, featuring a patio area, lawn, shed, and fencing.

Located on Overton Avenue, the property benefits from a tranquil setting near Strathaven Golf Club & Wester Overton Primary School. It is just a short distance from the amenities and charming village of Strathaven. The area offers a diverse range of shopping and recreational facilities, including swimming pools, bowling clubs, golf courses, public parks, and scenic country walks. It is highly regarded for its excellent schools and provides convenient road links to nearby towns such as East Kilbride and Hamilton, as well as access to the M74 motorway, connecting to the M8 and the cities of Glasgow and Edinburgh.



645.84 sq ft | EER = C

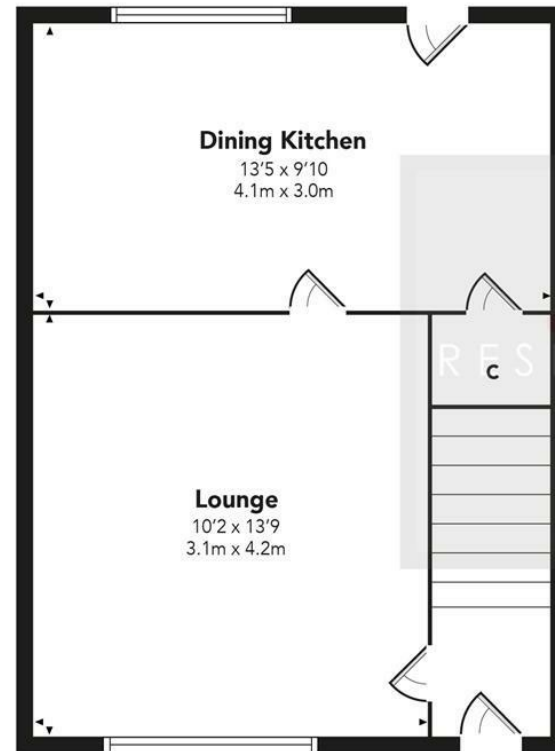


RESIDENCE

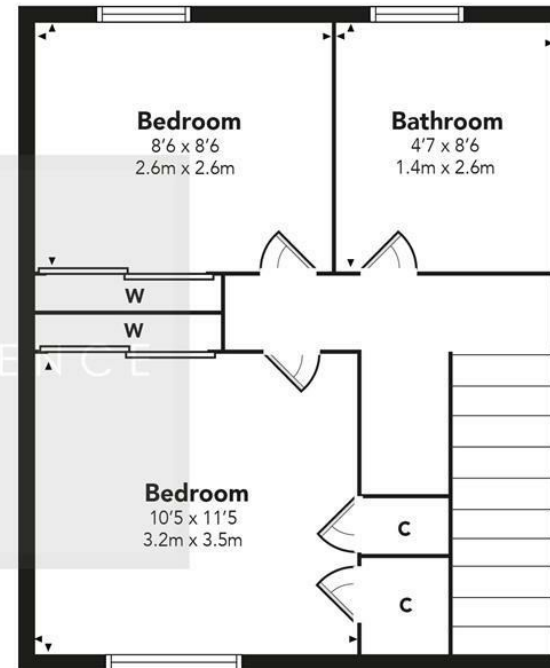


Overton Avenue

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.