



RESIDENCE

1 Auldgavel Place, Strathaven, ML10 6DE

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Viewing by appointment with Residence Strathaven

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





4 Bedrooms | 2 Public Rooms | 1 Bathrooms

Nestled within the highly desirable residential cul-de-sac of Auldgavel Place, this rare-to-market, spacious four-bedroom detached bungalow sits on a generous corner plot with private, established garden grounds.

This property offers a wonderful family home with a thoughtfully designed, single-level layout, comprising versatile rooms. It features amenities such as gas-fired central heating, double glazing, and a security alarm system.

Beyond the modest front frontage, the spacious interior includes an entrance vestibule, a large and bright reception hallway, a formal front-facing lounge which flows seamlessly into the dining room— which leads to a modern, fitted kitchen and breakfasting area. The home also benefits from a rear vestibule, four sizeable double bedrooms with ample built-in storage, and a contemporary family bathroom.

The substantial corner plot boasts a well-maintained front lawn, a private double car monoblock driveway leading to the garage, and side access to the property. The fully enclosed rear garden is mature and landscaped, featuring a lovely patio area, mature trees and plants and a garden shed.

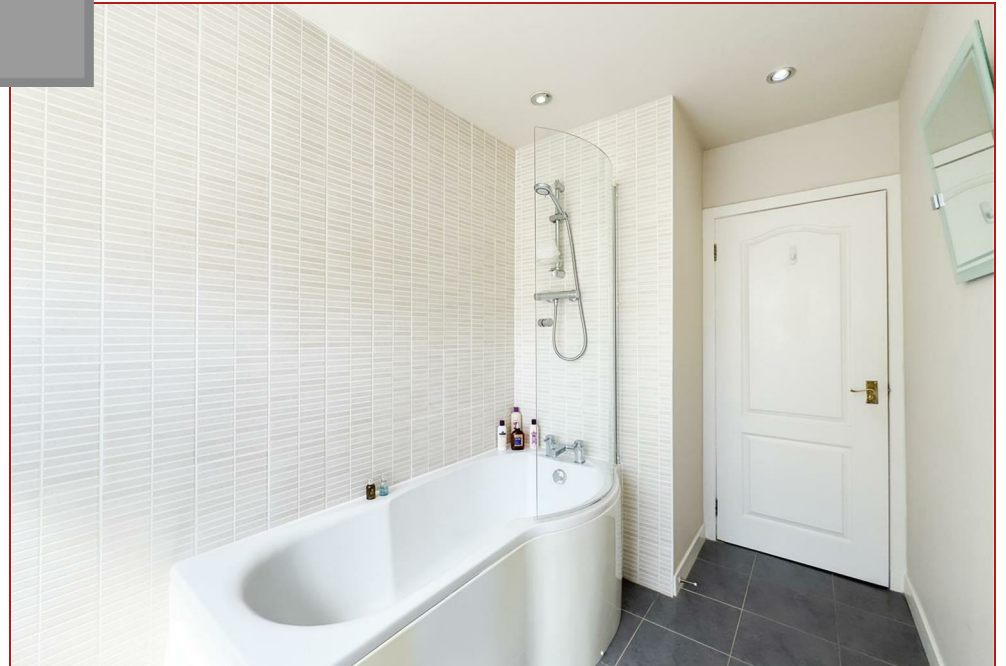


Auldgavel Place is a highly regarded address situated within the charming town of Strathaven. Located conveniently close to the town centre, residents benefit from a vibrant community atmosphere combined with easy access to a range of amenities. Strathaven boasts excellent shopping options, including a variety of shops, restaurants, pubs, and cafes, as well as a large Sainsbury's. The town also offers excellent sports facilities such as bowling clubs, golf courses, public parks, and scenic country walks. For families and students, the area features reputable schools. Commuters will appreciate the superb road links connecting to nearby towns like East Kilbride and Hamilton, along with direct access to the M74 motorway, which links to the M8 motorway leading to Glasgow and Edinburgh.

1324.00 sq ft | EER = D

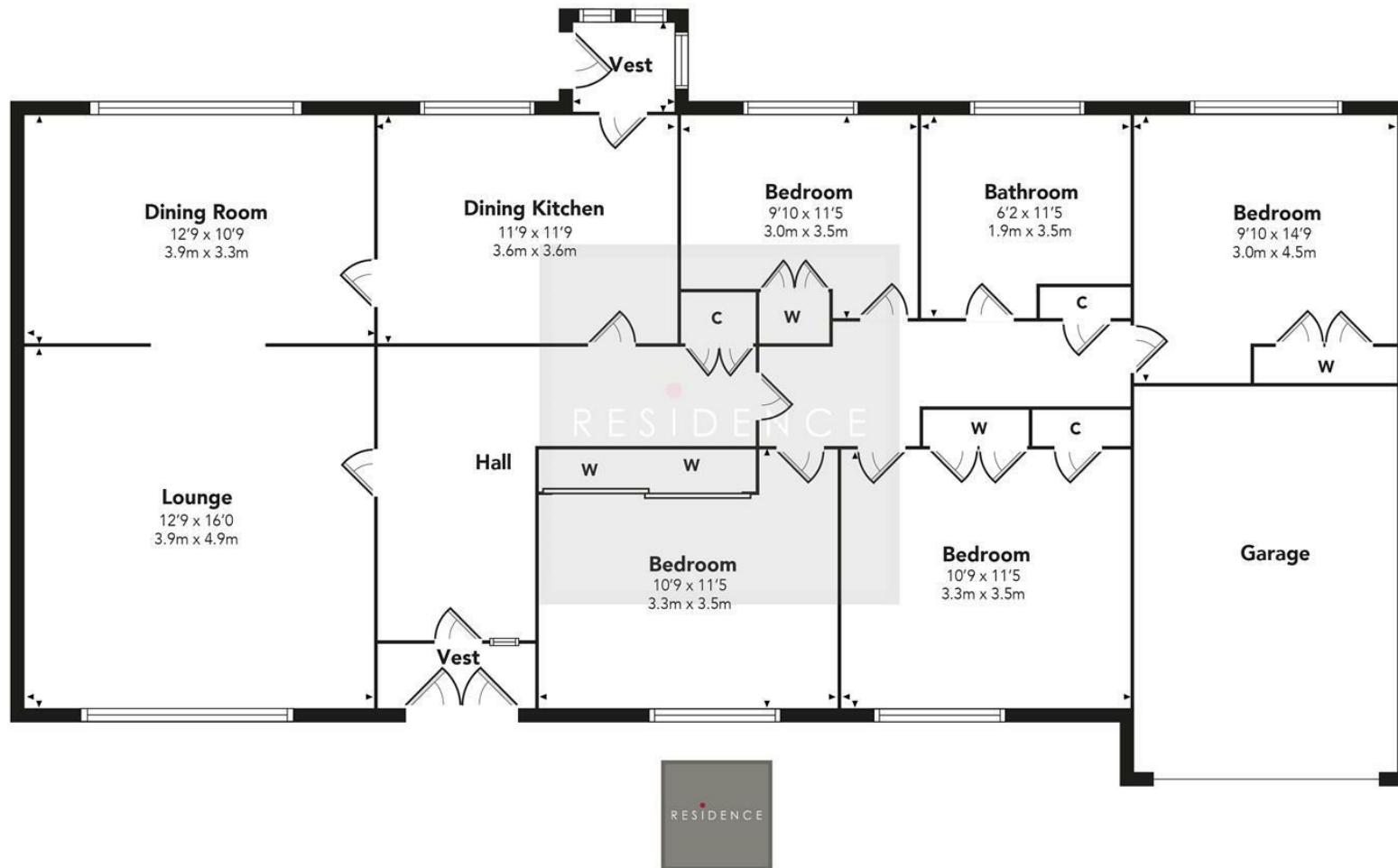


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Auldgavel Place



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.