



RESIDENCE

55 Lethame Road, Strathaven, ML10 6DU

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





Viewing by appointment with Residence Strathaven  
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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms

Rarely available, this simply delightful detached bungalow offers spacious and well-appointed accommodation, further enhanced by a large garden and an extremely sought-after location.

The property welcomes you through a vestibule entrance into a welcoming reception hallway. To the front, there's a charming lounge featuring a bay window that fills the room with natural light, complemented by a feature fireplace. Adjacent to the lounge is a bright front facing versatile family room/bedroom. To the rear of the property a delightful dining room / fitted kitchen that provides access to the rear garden, seamlessly connecting indoor and outdoor living spaces along with a lovely modern shower room and large double bedroom.

On the upper, there is a spacious office/landing area with velux window that gives access to the large master bedroom with modern en-suite. The lovely master features velux windows and excellent storage.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency. The front garden features a sweeping curved monobloc pathway with a raised border, while an ample driveway on one side leads to a single garage. The rear garden is a true outdoor haven, with a large paved patio perfect for outdoor dining, a lush lawn with well-stocked borders, a charming rose garden, and a greenhouse, providing a beautiful setting for relaxation and gardening.

Lethame Road is highly regarded address within a desirable residential area of the Town. Strathaven is a market town located south of East Kilbride and Hamilton. The area offers excellent shopping and sports amenities including swimming baths, bowling clubs, golf courses, public parks and country walks. Strathaven has a typical village community with 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.



1227.10 sq ft | EER = D



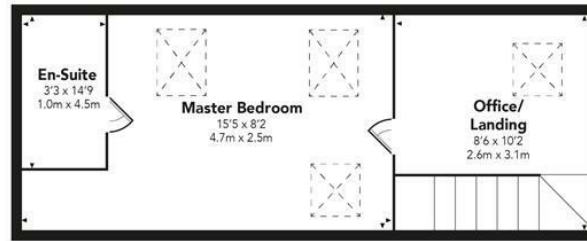


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## Lethame Road

### FIRST FLOOR



### GROUND 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.