



RESIDENCE

2 Broadleaf Court, Glassford, ML10 6GF

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms

Located within an exclusive enclave of bespoke, individually constructed homes, this elegantly presented four-bedroom detached family residence occupies a prime corner position within landscaped gardens.

The property has been finished to a high standard throughout and features a thoughtfully designed, spacious, bright, and airy layout. Accommodation includes a welcoming double-height entrance hall with staircase to the upper level, a stylish downstairs shower room with a modern three-piece suite, and a generous lounge overlooking the front with patio doors leading to the rear gardens. There is also a versatile family/living room that could serve as a fifth bedroom, along with a contemporary, fitted breakfasting kitchen that seamlessly opens to a formal dining area with side aspects and rear access. The property benefits from a utility room with built-in storage and an external door to the gardens.

An impressive staircase with glass panels ascends to the galleried upper landing, which provides access to four double bedrooms, all equipped with fitted wardrobes. The master bedroom features its own en-suite shower room, while a modern, fitted family bathroom serves the remaining bedrooms.

Additional features include air source heat pump, double glazing, a monobloc driveway, and a garage. The well-maintained, enclosed gardens to the rear comprise a lawn, patio, and composite decking, offering an ideal outdoor living space.

Broadleaf Court is a contemporary, newly developed community situated within the charming village of Glassford, on the outskirts of Strathaven. This village boasts a local pub and restaurant, as well as a primary school. Nearby Strathaven provides excellent shopping amenities, sports facilities—including bowling clubs, golf courses, and public parks—and scenic country walks. The town is renowned for its vibrant market atmosphere, with a wide selection of shops, restaurants, pubs, cafes, and a large Sainsbury's supermarket.



2346.50 sq ft | EER = C



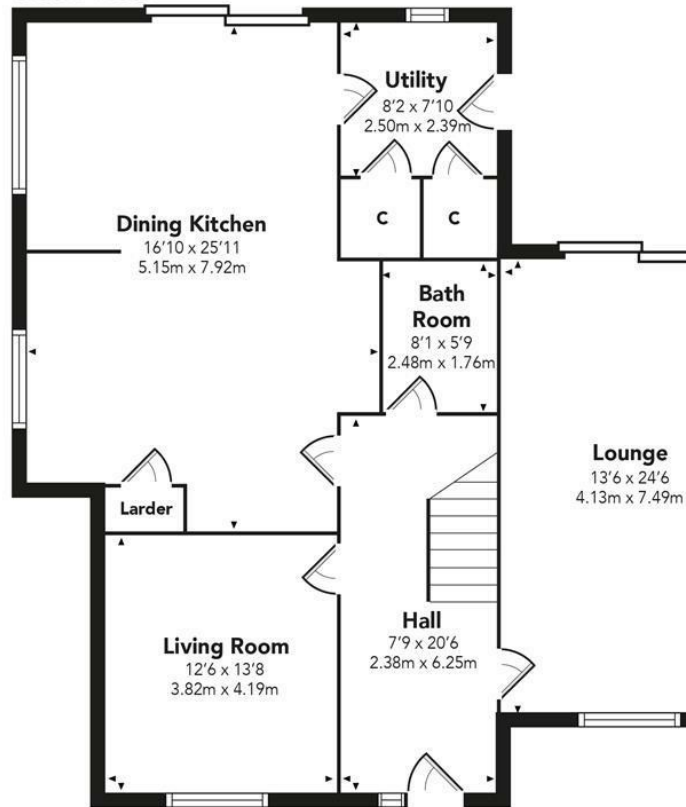
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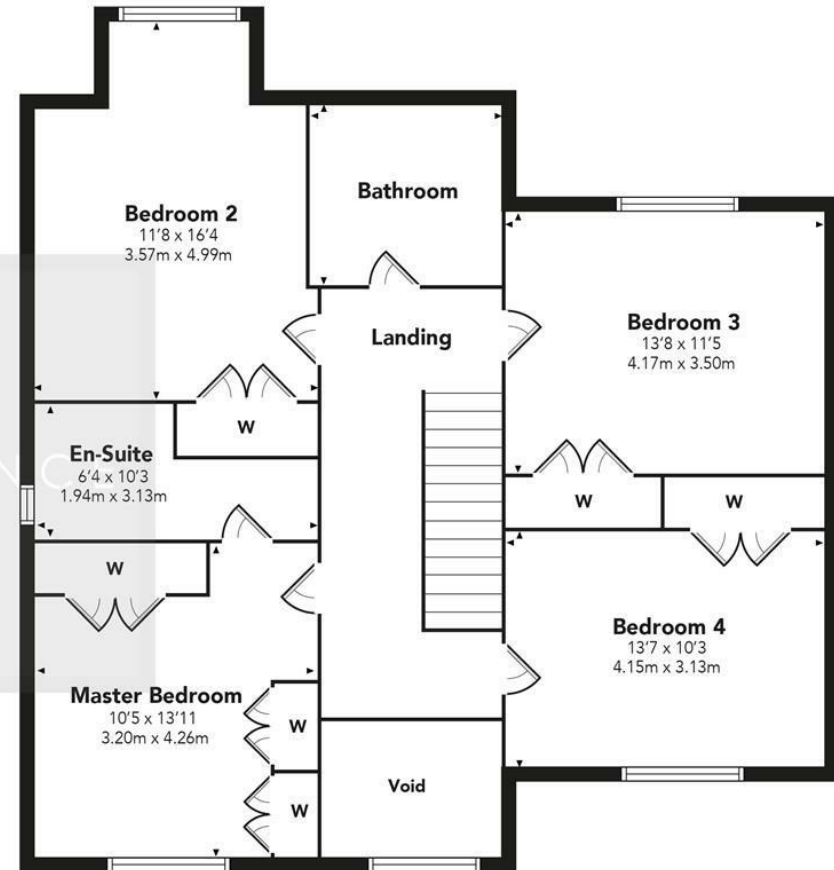


Broadleaf court

GROUND FLOOR



FIRST FLOOR



RESIDENCE

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.