



RESIDENCE

26 Westbarns Road, Strathaven, ML10 6JU

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Viewing by appointment with Residence Strathaven
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6 Bedrooms | 5 Public Rooms | 5 Bathrooms

An exceptionally well-finished and excellent-sized family home set within lovely private gardens.

This beautiful detached villa was designed and built by the current owners and offers superb living space, which is particularly versatile, whilst also offering five excellent-sized bedrooms as well as office space, which could easily be additional bedrooms if required. The thoughtful design makes this house arguably one of the best on the market in Strathaven at present. The quality of finishing is particularly high, whilst additional features include modern en-suites and luxury tiling, a stylish modern kitchen with integrated appliances, a surround sound system with built-in ceiling speakers, double glazing, gas central heating and an abundance of storage space throughout the house.

Occupying a lovely corner position, the accommodation comprises a reception hall, cloakroom wc, a formal lounge with feature fireplace, a study, family lounge with dining area, large sun lounge, a modern kitchen with additional dining area, separate utility room, five great-sized bedrooms with fitted wardrobes, 3 x en-suites, a family bathroom and a study which could be a sixth bedroom if required. Integral to the house is a double garage.

The front garden has a monoblock driveway, whilst the private and enclosed rear garden has AstroTurf, patio, bedding sections and a timber deck with outdoor bar and seating area.

Strathaven offers excellent shopping facilities and sports facilities, including bowling clubs, golf courses, public parks and country walks, in addition to excellent schools, a wide variety of shops, restaurants, pubs, cafés and a large Sainsbury's. For those commuting, there are excellent road links to the surrounding towns, which include East Kilbride, Hamilton and also links to the M74 motorway, which connects the M8 motorway to Glasgow and Edinburgh.

3132.30 sq ft | EER = B

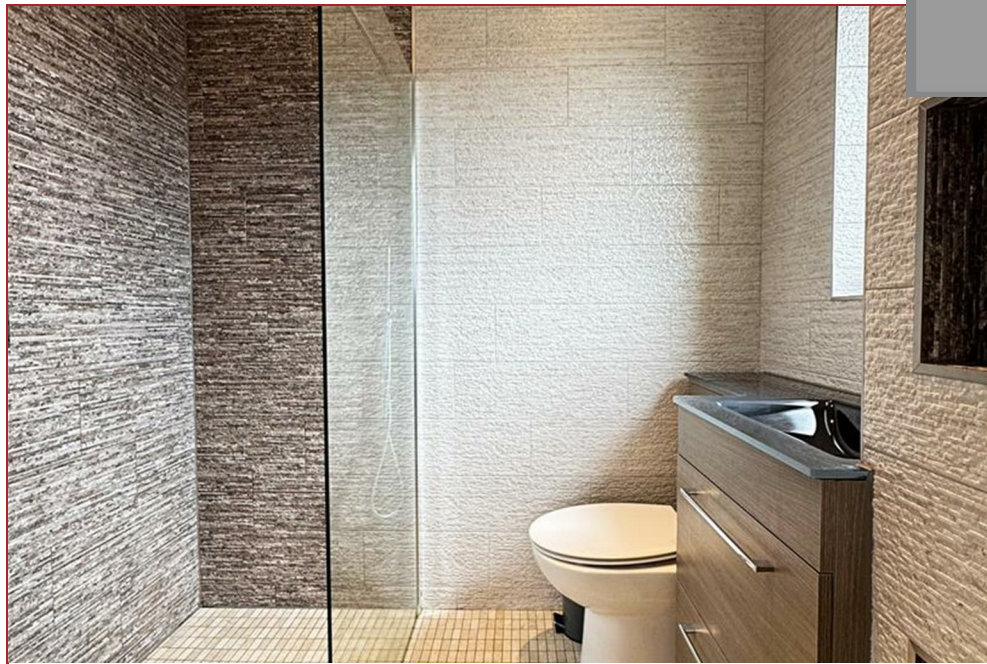


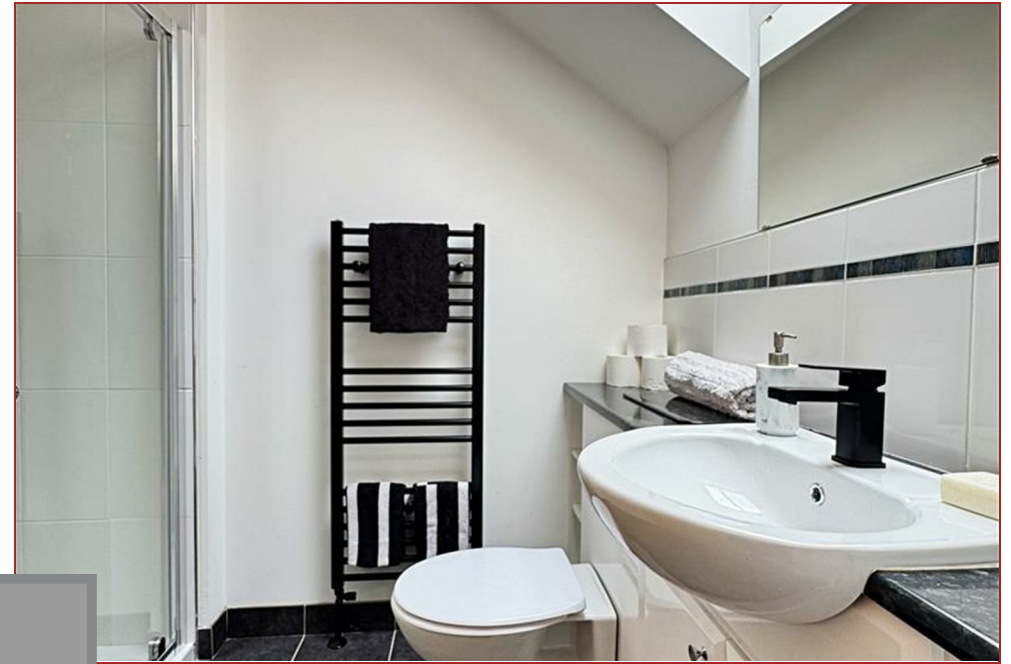
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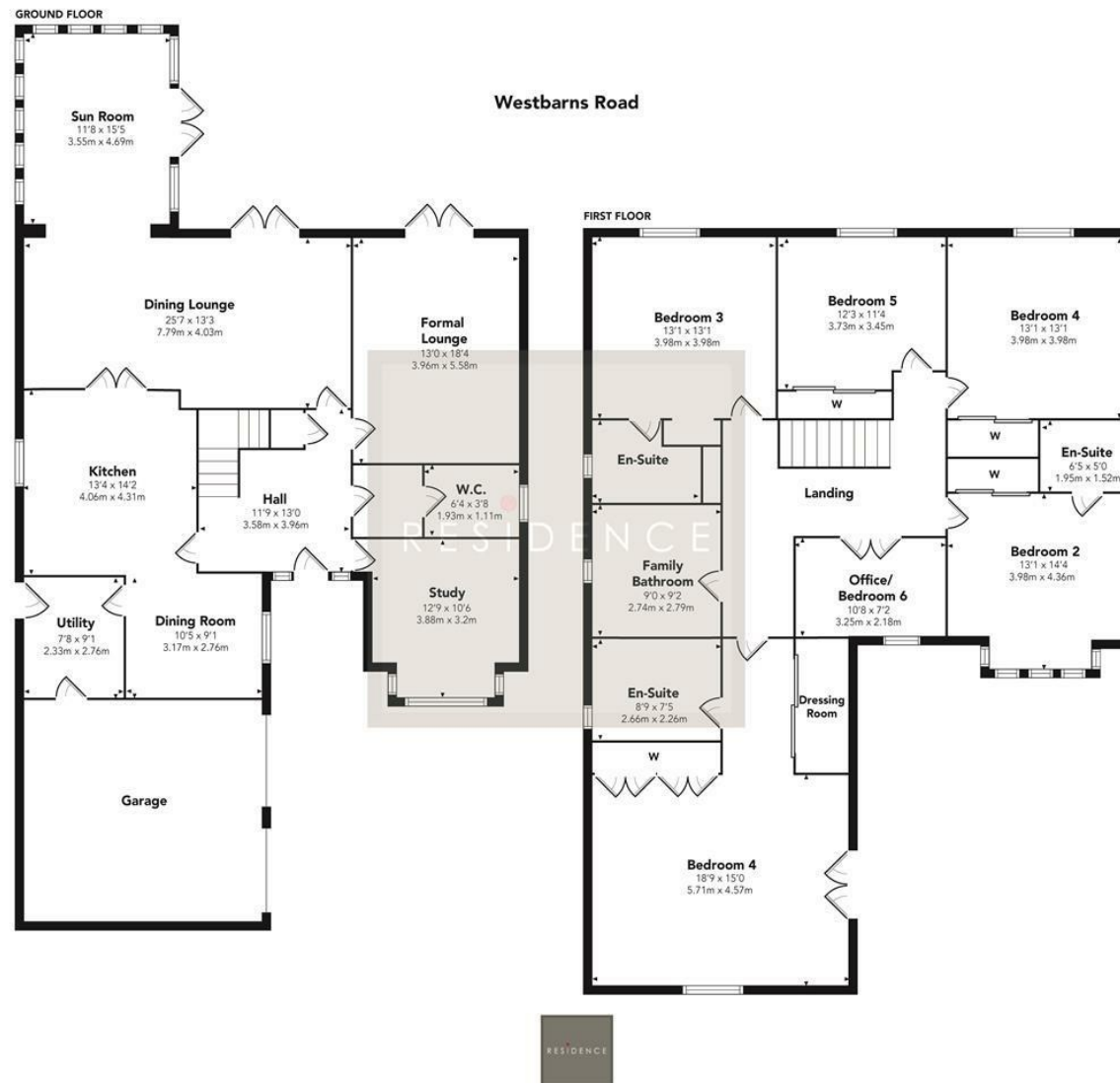






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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors 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.