



RESIDENCE

14 Commercial Road, Strathaven, ML10 6LX

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





3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This centrally situated traditional three-bedroom mid-terrace villa provides a surprisingly spacious layout, featuring well-proportioned rooms that have been finished to a lovely standard throughout.

The property is likely to appeal to a broad range of buyers and benefits from private gardens at the rear as well as an allocated parking area. Inside, the home comprises a welcoming reception hallway adorned with decorative exposed stone walls, a generous lounge that seamlessly connects to the large dining area and a modern fitted kitchen that is equipped with a variety of base and wall-mounted storage units. Additionally, there is a downstairs family bathroom that features a lovely free standing bath tub.

A turreted staircase guides you to the upper floor, where three bedrooms and a contemporary fitted shower room are located. The property also benefits from a large floored attic space that has velux windows installed and is accessed from a pull down ladder within one of the bedrooms.

The property further benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the size, condition, and style on offer.

Located just a short distance from Strathaven's town centre and its amenities, Commercial Road offers convenient access to a community renowned for its market town atmosphere. The town boasts a wide selection of shops, restaurants, pubs, cafes, and a large Sainsbury's supermarket. Strathaven is well-regarded for its excellent school catchment area and provides a diverse range of shopping and sporting facilities, including swimming pools, bowling clubs, golf courses, public parks, and scenic country walks. For commuters, there are excellent road links to nearby towns such as East Kilbride and Hamilton, as well as direct access to the M74 motorway, which connects to the M8 and provides routes to Glasgow, Edinburgh, and beyond.



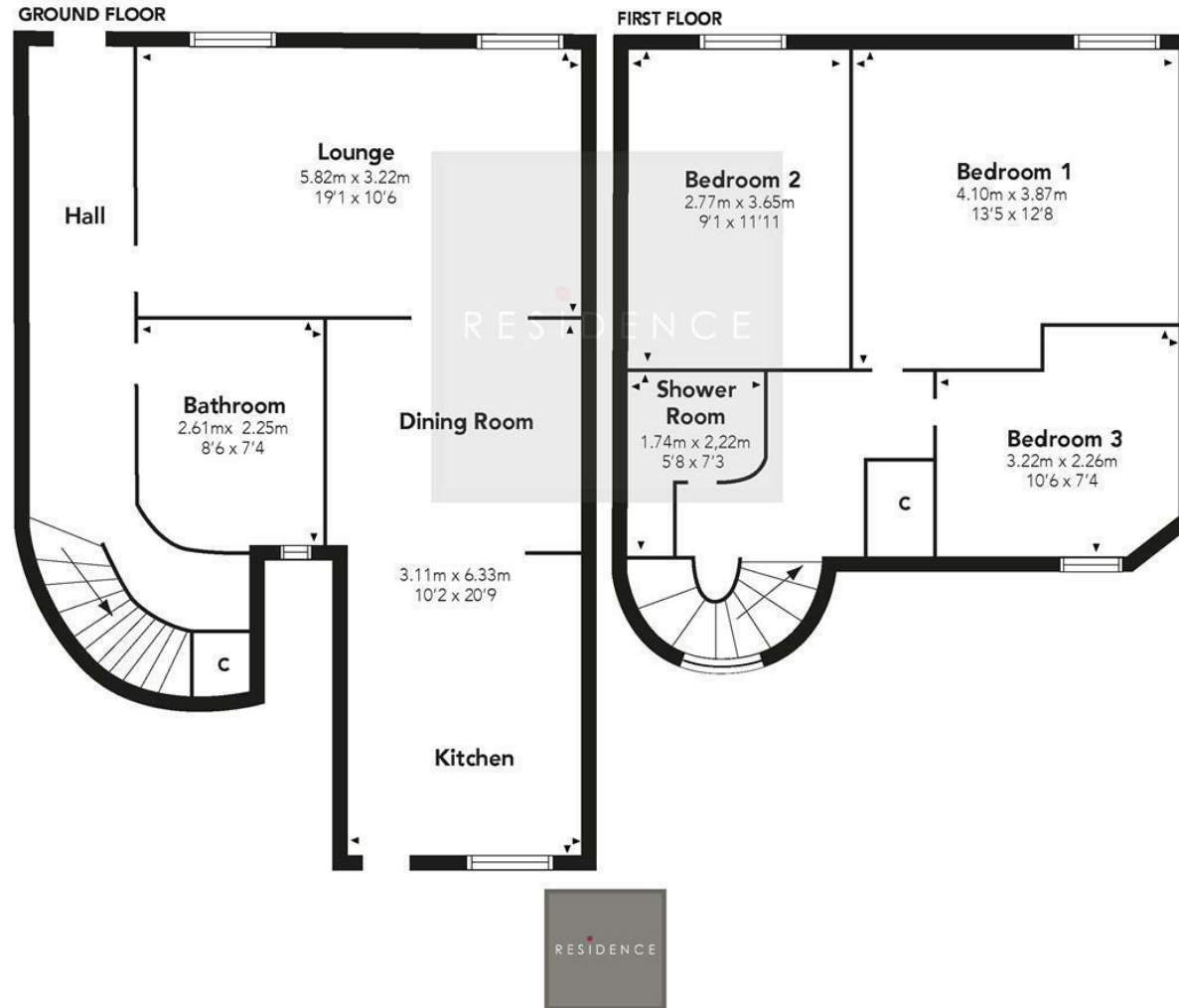
1216.30 sq ft | EER = C



RESIDENCE



Commercial Road



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.