



RESIDENCE

2 Hunterlees Road, Glassford, ML10 6XY

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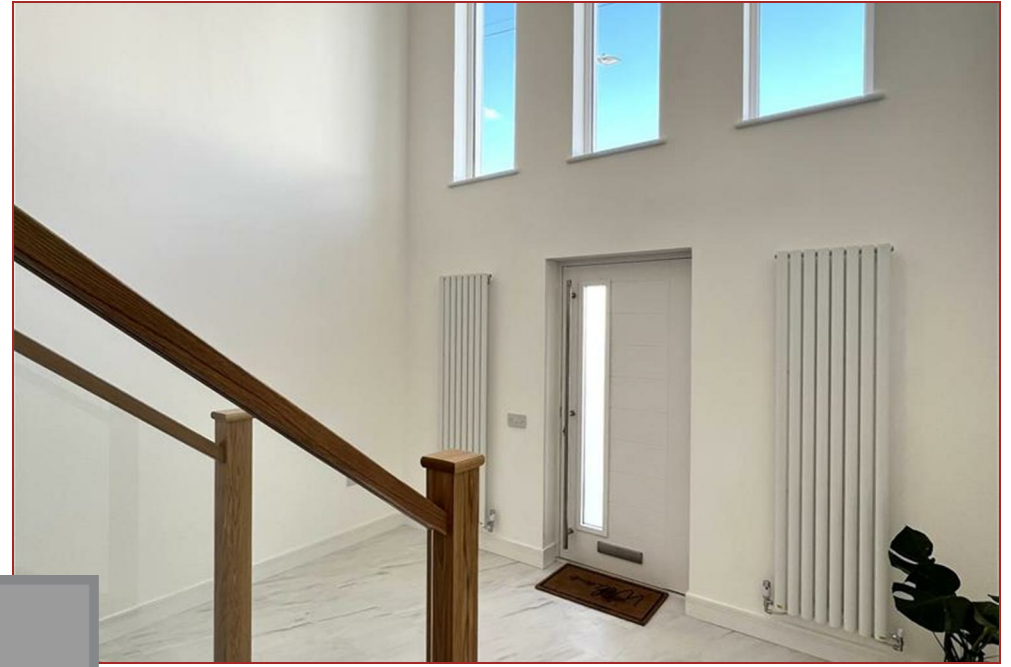




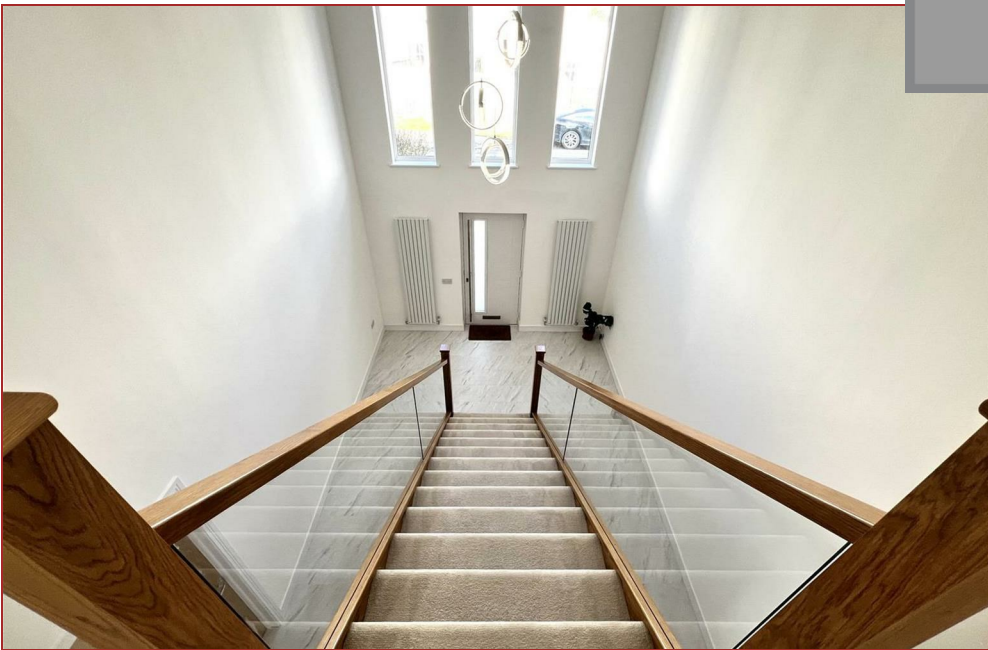
Viewing by appointment with Residence Strathaven

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RESIDENCE





## 5 Bedrooms | 4 Public Rooms | 3 Bathrooms



This stylish and contemporary designed 5 bedroomed, 4 public roomed detached villa is a striking family home offering an array of spacious, bright, airy and versatile living space whilst occupying an excellent position with open views to the rear over the neighbouring countryside and towards Tinto Hill.

This impressive home offers great flexibility and versatility all designed around a stunning double height entrance hallway. The accommodation comprises, welcoming, double height reception with staircase to the upper floor level, a bright and spacious rear facing open plan lounge, dining room and contemporary designed and fitted kitchen with French doors and patio doors leading to an elevated sun deck at the rear. Internal hallway with cloaks/wc, boot room/utility and walk in pantry. On the ground floor is a home office or 6th bedroom, living room and separate family room currently being utilised as a kid's playroom.

On the upper floor there are 5 large double bedrooms with 2 en-suite shower rooms, the master also features a walk in, fitted closet whilst there is a large and impressive, stylish family bathroom.

Features of the property include air source heating, quality double glazing, monobloc drive and parking and gardens to the front, side and rear with elevated sun deck and enclosed by way of timber fencing.

Both internal and external viewing of this impressive home is highly advised in order to appreciate the size, style and setting on offer.

Glassford is a small rural village on the outskirts of Strathaven. Glassford has a primary school and boasts a popular restaurant and village pub. The market town of Strathaven is nearby and offers a wide range of retail and leisure facilities with the highly regarded Strathaven Academy for Secondary education.



3336.00 sq ft | EER = A



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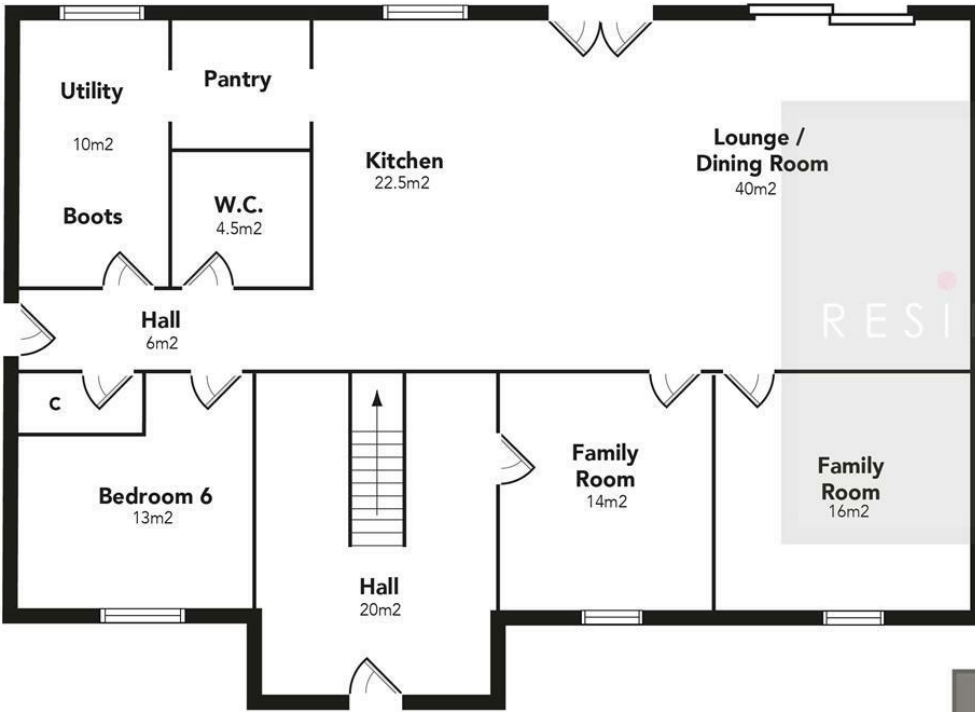


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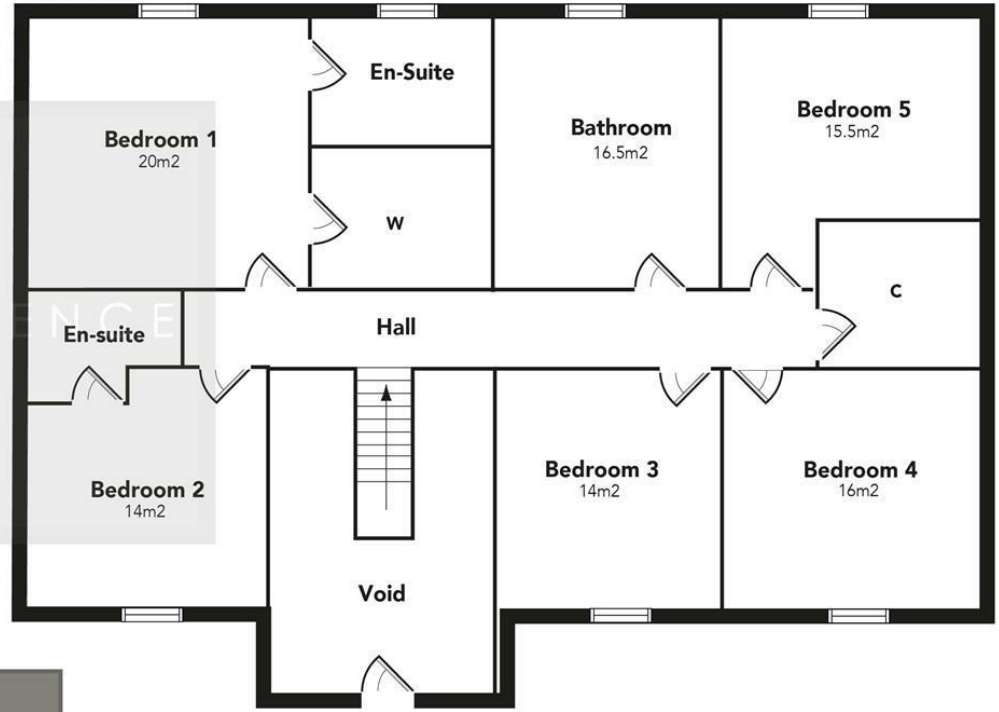


# Hunterlees Road

## GROUND FLOOR



## FIRST 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.