



RESIDENCE

4 Aspen Place, Strathaven, ML10 6PY

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



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: [strathaven@residenceestateagents.co.uk](mailto:strathaven@residenceestateagents.co.uk) | A: 3 Bridge Street, Strathaven, ML10 6AN



RESIDENCE

## 5 Bedrooms | 4 Public Room | 3 Bathroom



\*\* CLOSING DATE WEDNESDAY 21ST JANUARY @ 1PM\*\* Situated within an exclusive cul-de-sac of only a small number of modern homes, this extended and deceptively spacious, versatile detached family villa enjoys a pleasant open outlook to the front and is set within well-established, private gardens.

The accommodation begins with a welcoming reception hallway providing access to the utility room within the double garage, staircase and a contemporary WC. A stunning open-plan formal lounge and dining area features two attractive bay windows and flows through to a study/home office at the rear. French doors lead from here into the true heart of the home – an impressive, expansive modern kitchen with dining and family/TV area. From the kitchen, further French doors open into a beautiful garden room, which give access and enjoys views over the rear garden.

The upper floor offers five well-proportioned bedrooms, with the principal bedroom boasting a stunning contemporary en-suite bathroom, complete with a walk-in shower and an elegant freestanding bath. One of the remaining bedrooms also benefits from its own modern en-suite shower room, while a stylish and well-appointed family bathroom completes the accommodation on this level.

The property further benefits from gas central heating, double glazing and a security alarm system. Externally, there is a generous double driveway, an integral garage, EV charger, and beautifully established, well-maintained private gardens.

Strathaven is an attractive market town located south of East Kilbride and Hamilton, offering a welcoming community atmosphere. The town centre boasts a good range of shops, cafés, restaurants and pubs, along with a large Sainsbury's. Leisure facilities include swimming baths, golf courses, bowling clubs, parks and scenic country walks. Highly regarded for its school catchment, Strathaven also benefits from excellent road links to East Kilbride, Hamilton and nearby towns, making it ideal for commuters.



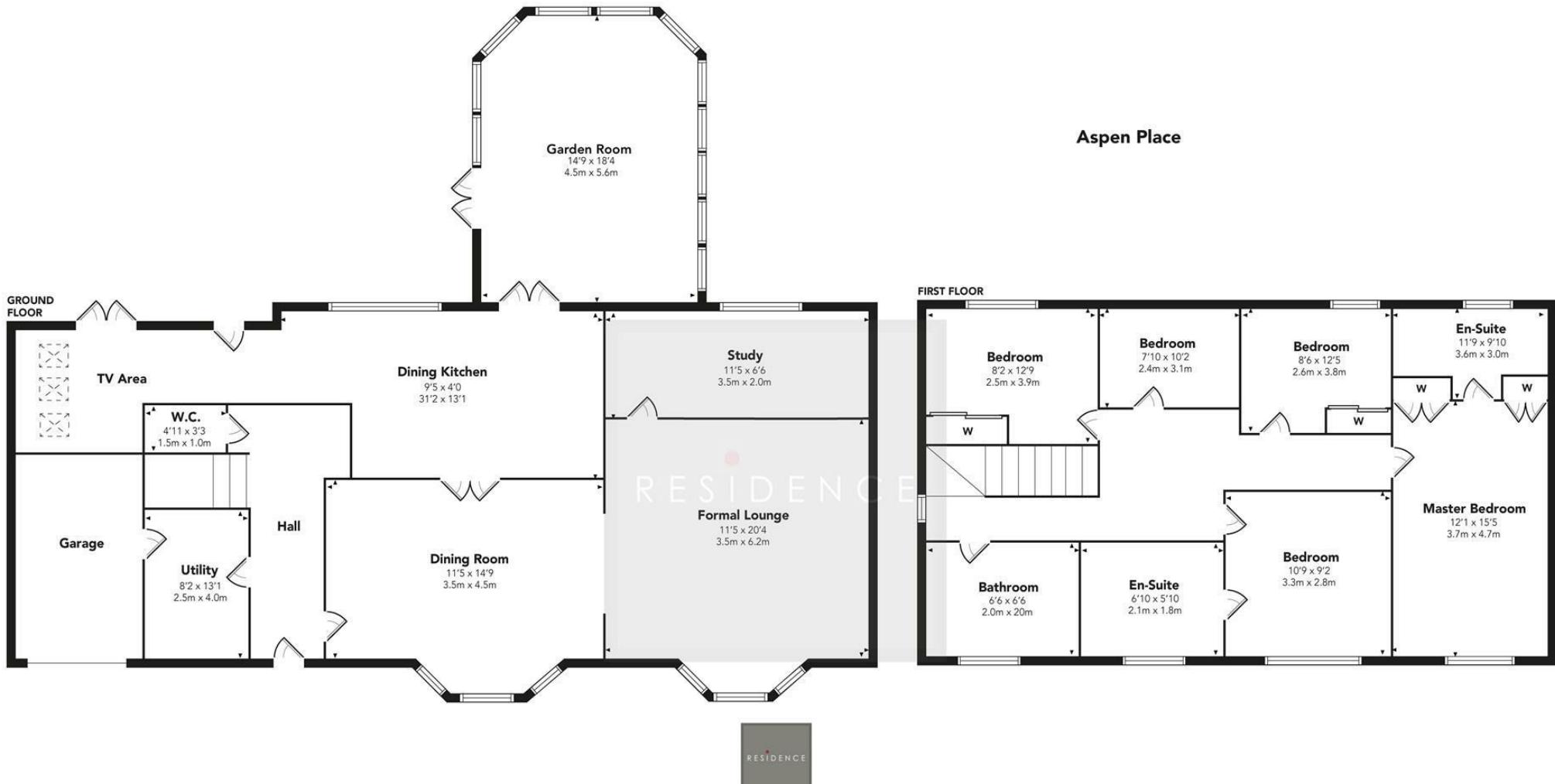
2497.20 sq ft | EER = C



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.