

# Fred.

ESTATE AGENTS



**47 Threestanes Road**

Strathaven

**Offers over £350,000**







Located within one of Strathaven's most desirable addresses, and only minutes from the town's excellent amenities, this impressive detached villa sits on a generous plot with stunning open views.

On entering the property, you are welcomed into an entrance vestibule that leads into a spacious and inviting hallway. The ground floor offers a generous lounge with an attractive feature fireplace, providing a warm and comfortable living space. The fitted breakfasting kitchen is equally impressive, offering ample wall and floor mounted units, integrated appliances and room for a dining table. This area flows openly into an additional living room, which enjoys French doors leading out to the rear garden. To the front of the home there is a separate dining room that offers excellent versatility and could be used as an additional family room or a ground-floor bedroom. A practical utility room provides further storage and workspace, while a convenient WC completes this level.

The lovely carpeted staircase leads to the upper landing and three well-proportioned bedrooms. The master bedroom benefits from excellent built-in storage and a stylish, fully tiled en-suite shower room. The remaining two bedrooms also offer built-in storage, and the upper level is completed by a modern wet room. Additional features include gas central heating and double-glazed windows throughout.

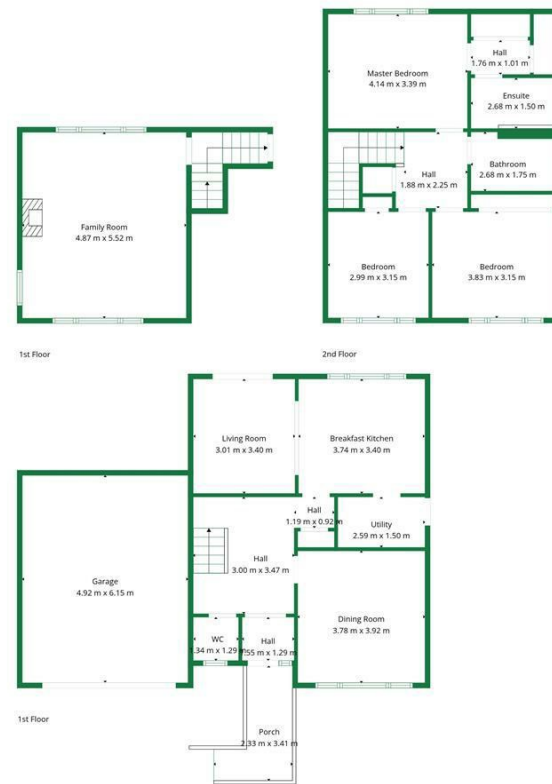
Externally, the property continues to impress with beautiful countryside views to the front and mature, well-maintained gardens surrounding the home. A monobloc driveway and integral garage provide excellent private parking and additional storage.

The village of Strathaven offers superb shopping facilities, a wide choice of cafés, restaurants and pubs, and a range of sports and leisure amenities including bowling clubs, golf courses, public parks and scenic country walks. The town is well known for its vibrant market atmosphere and strong sense of community.

## Viewing

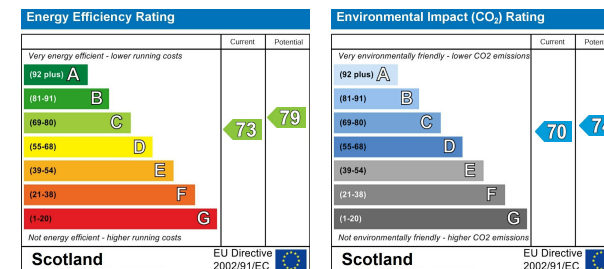
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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**TOTAL: 149 m<sup>2</sup>**  
 1st Floor: 56 m<sup>2</sup>, 1st floor: 31 m<sup>2</sup>, 2nd floor: 62 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 30 m<sup>2</sup>, UTILITY: 4 m<sup>2</sup>, PORCH: 6 m<sup>2</sup>, WALLS: 17 m<sup>2</sup>

## Energy Efficiency Graph



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