



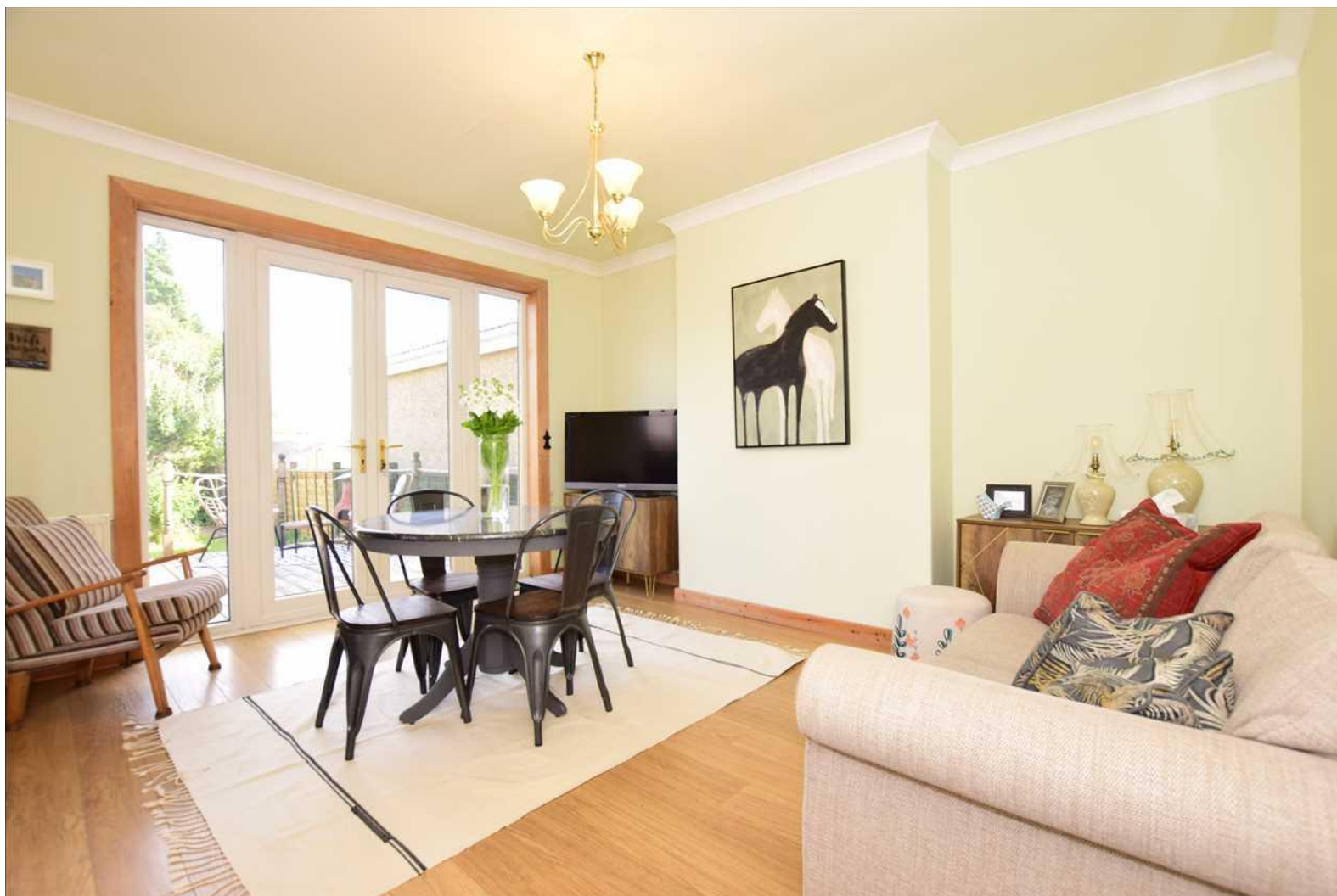
Crofthead Street
Strathaven, ML10 6BB

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Crofthead Street
Strathaven
ML10 6BB

Semi-detache

**3 Bedrooms
2 Receptions
1 Bathroom**



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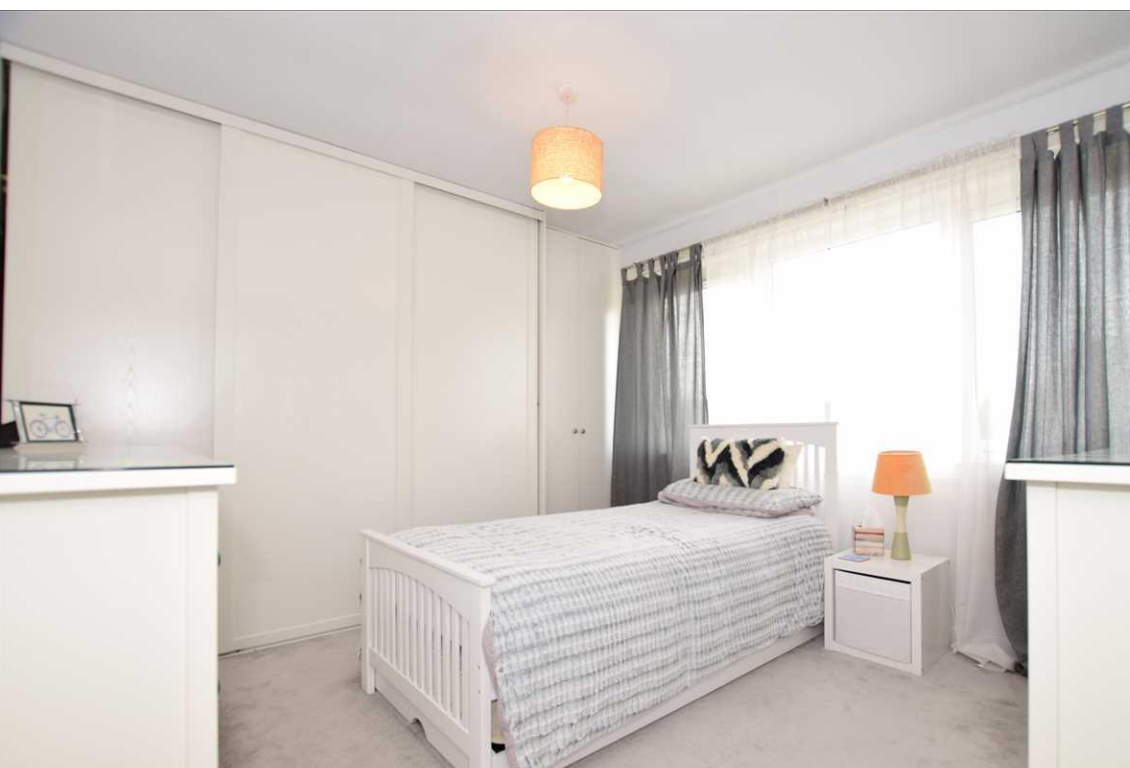
KEY FEATURES

- Semi detached home in desirable area
- Rear facing lounge with laminate flooring and french doors leading to the garden
- Lovely kitchen with walnut oak wall and floor units, contrasting worktops and tiled splashback
- 2nd lounge which could alternatively be used as a dining room, 4th bedroom, or games room
- Tiled bathroom suite with shower over the bath
- 3 bedrooms on the first floor
- New Boiler and double glazing installed in 2021
- Mature gardens to front and rear, driveway for 2-3 cars, garage. decked patio area and a lovely outlook across countryside to the rear
- Quiet cul-de-sac location and close to local amenities, schools and supermarkets
- COUNCIL TAX BAND:E EPC RATING: C



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Crofthead Street, Strathaven, ML10 6BB

Move On are delighted to present to the market this 3/4 bedroom semi-detached home in Strathaven – Crofthead Street.

The accommodation features: A rear facing lounge with laminate flooring, French doors leading out to the rear garden; lovely kitchen with walnut oak coloured wall and floor units, contrasting worktops and tiled splashback; a 2nd lounge to the front of the property which could alternatively be used as a dining room or 4th bedroom; tiled bathroom suite with white sanitary-ware and a shower over the bath; and 3 bedrooms on the first floor. There is gas central heating with a new boiler installed in 2021, and double glazing (also installed in 2021) A partially floored loft provides further storage.

Externally there is a landscaped front garden with a lawn and trees; long driveway to the side providing off street parking for 2-3 cars and leading to the garage; and a private rear garden with decked patio, lawn area, perimeter shrubs and trees, and a lovely open outlook across farmland and countryside to the rear.

Crofthead Street is a quiet cul-de-sac in the desirable village of Strathaven which is well served for local amenities and highly regarded schools. Neighbouring towns include Hamilton and East Kilbride, and for those commuting by car, the A71 is within easy reach connecting Edinburgh and Kilmarnock.



ROOM MEASUREMENTS

Lounge: 4.25m (13' 11") x 3.65m (12' 0")

Kitchen: 3.10m (10' 2") x 2.74m (9' 0")

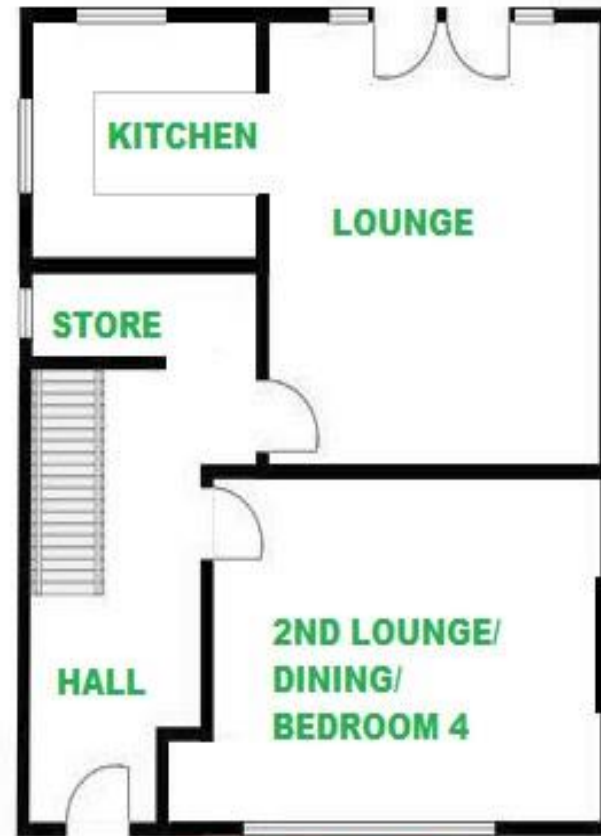
2nd lounge/Dining Room/Bedroom 4:
4.40m (14' 5") x 3.47m (11' 5")

Bedroom 1: 4.24m (13' 11") x 3.20m (10' 6")

Bedroom 2: 3.50m (11' 6") x 3.50m (11' 6")

Bedroom 3: 2.80m (9' 2") x 2.70m (8' 10")

Bathroom: 2.30m (7' 7") x 2.00m (6' 7")



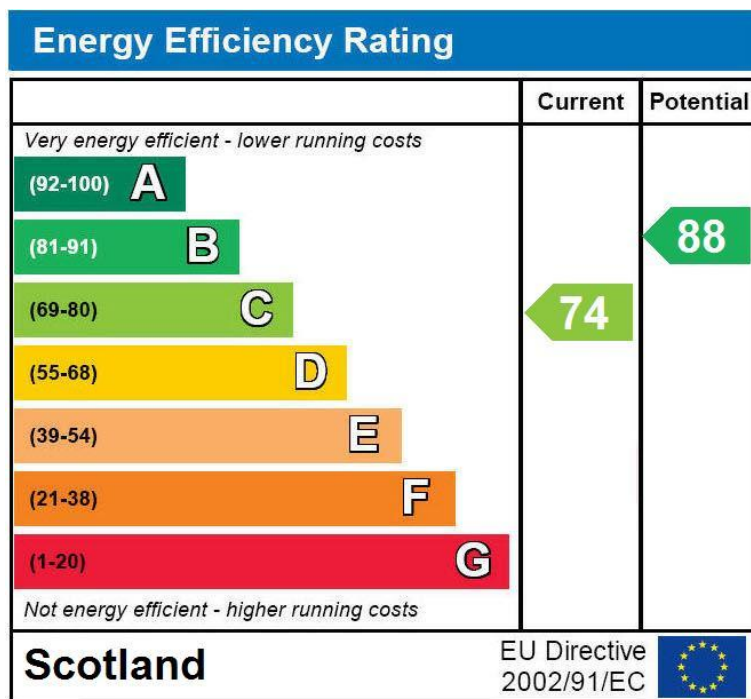
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

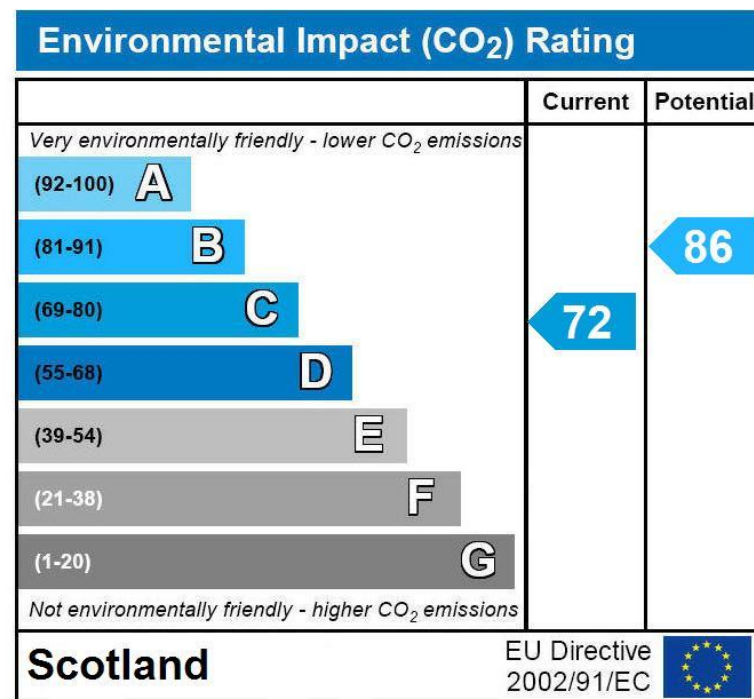


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (74)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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