

OFFERS OVER

£279,000

**Kirk Street**  
Strathaven, ML10 6BA

## PROPERTY SUMMARY

\*\*\*OPEN DAY FRIDAY 24TH MAY 1PM UNTIL 4PM\*\*\* This charming 19th Century (Circa 1850) detached cottage situated within the heart of Strathaven is full of character and traditional features. Behind the property's attractive blonde sandstone frontage is a flexible layout of spacious apartments ideally suited for family living.

On the lower level the deceptively spacious accommodation comprises entrance vestibule leading to a welcoming entrance hallway with traditional decorative archway, front facing lounge with log burning stove, three piece bathroom with over bath shower, formal dining room leading to kitchen with access to rear garden and two double bedrooms; one of which is currently being used as a family/play room.

The upper level is accessed via a staircase with feature glass and oak bannister and leads to two further bedrooms; master with built in eaves storage. Additional eaves storage is located on the upper landing.

The property further benefits from large fully enclosed gardens to the rear with sun decked area, attached single garage and driveway for several cars.

4



1



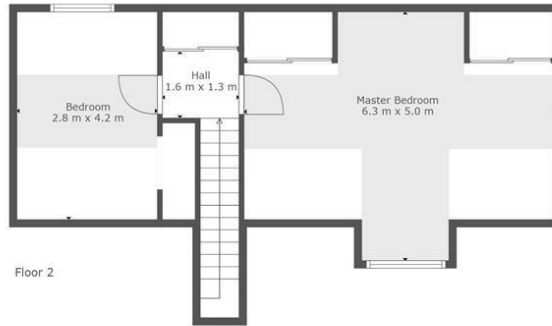
2











**TOTAL: 115 m2**  
 FLOOR 1: 88 m2, FLOOR 2: 27 m2  
 EXCLUDED AREAS: LOW CEILING: 23 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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