



OFFERS OVER

£325,000

Cochrane Street
Strathaven, ML10 6ND

PROPERTY SUMMARY

*****CLOSING DATE WEDNESDAY 3RD APRIL AT 12PM***** This beautiful red sandstone detached villa constructed early 20th Century (circa 1901) and situated in the heart of Strathaven provides generous family accommodation over two levels. Presented to the open market for the first time in over two decades, the property offers incredible potential for a family to obtain their forever home.

The accommodation comprises entrance vestibule, welcoming broad reception hallway with ornate traditional archway, bay windowed lounge with detailed cornice and ceiling rose, family room/bedroom four, dining room, modern shower room, fitted farmhouse style kitchen with access to rear garden and games room/bedroom five.

The staircase leading to the first floor is flooded with natural light from a large velux window. Once on the upper level the accommodation comprises three further double bedrooms and a two-piece cloaks.

Further benefits of the property are double glazing, gas central heating, detached garage, driveway for several cars and maintained front and rear gardens. This lovely family home also has the advantage of being positioned within central

4



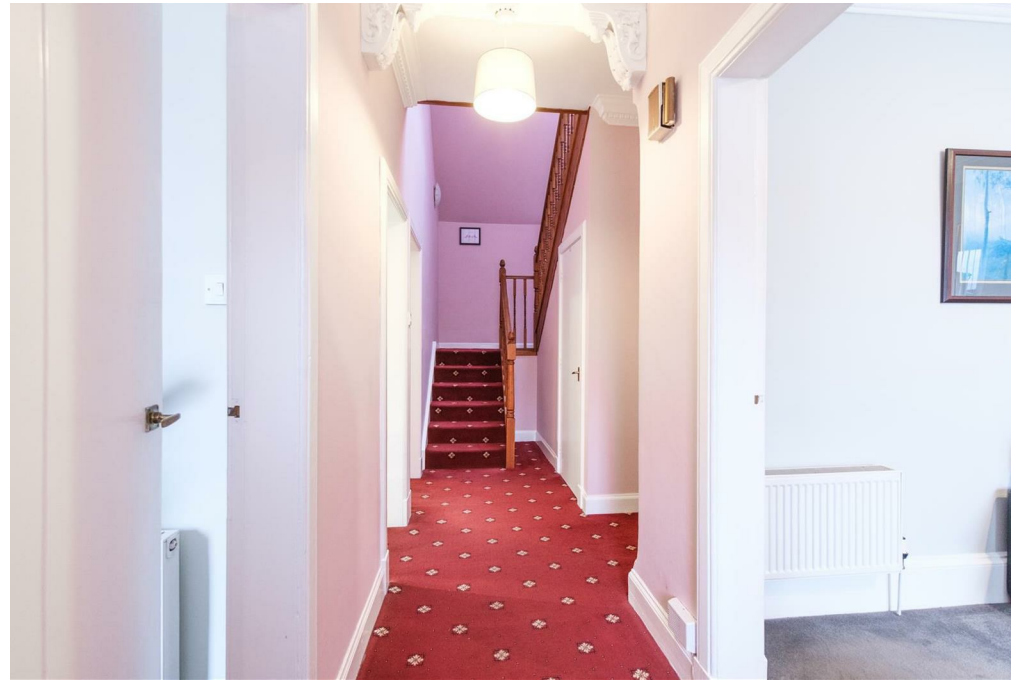
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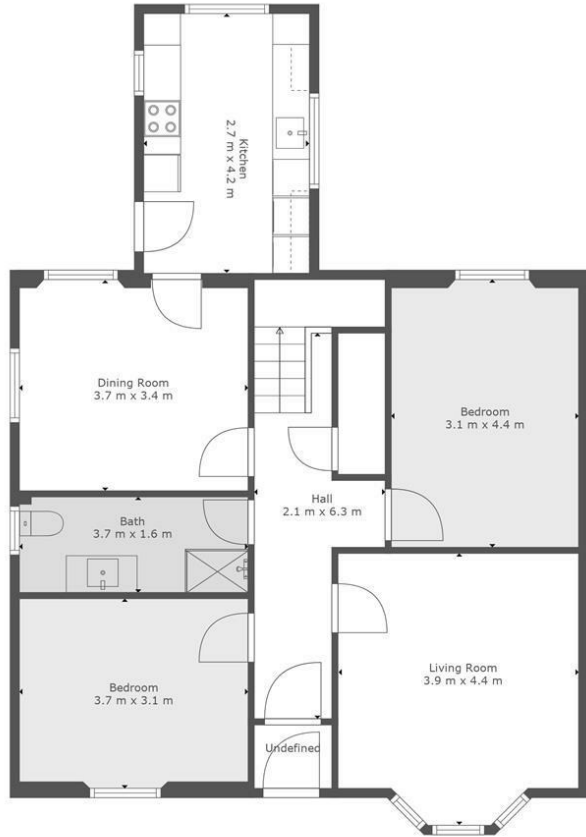
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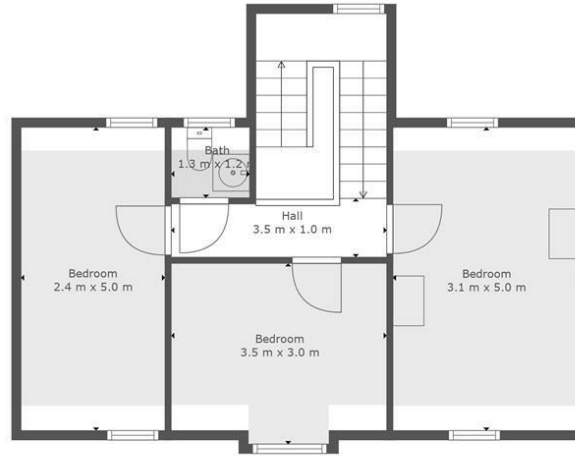








Floor 1



Floor 2

TOTAL: 131 m²
 FLOOR 1: 87 m², FLOOR 2: 44 m²
 EXCLUDED AREAS: UNDEFINED: 1 m², LOW CEILING: 5 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) A | | | |
| (81-91) B | | | 75 |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | 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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