



OFFERS OVER

**£359,000**

**Cherrytree Place**  
Strathaven, ML10 6JG

## PROPERTY SUMMARY

Benefitting from an excellent corner plot and nestling within a quiet residential cul-de sac is this attractive five-bedroom detached villa. This beautiful family home offers versatile accommodation together with pleasant, landscaped gardens, detached double garage and driveway for multiple cars.

The generous accommodation extends to an immediately impressive, pillared entrance porch leading to a welcoming reception hallway, large formal lounge with focal point fireplace, well-presented dining room continuing further onto a stunning conservatory, which is positioned on an open plan basis and offers full height windows incorporating pleasant aspects over the well-tended landscaped gardens.

Of note is the luxury, bespoke kitchen. This incorporates a breakfast bar, complementary work top surfaces, co-ordinated splash back, and a range of appliances. Off an inner hallway with side door leading to the garden is a convenient utility/WC. Completing the ground floor level of apartments is a family/tv room, which may also serve as the fifth bedroom if required.

5



2



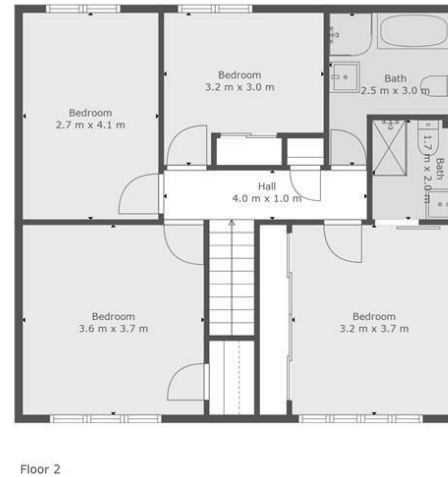
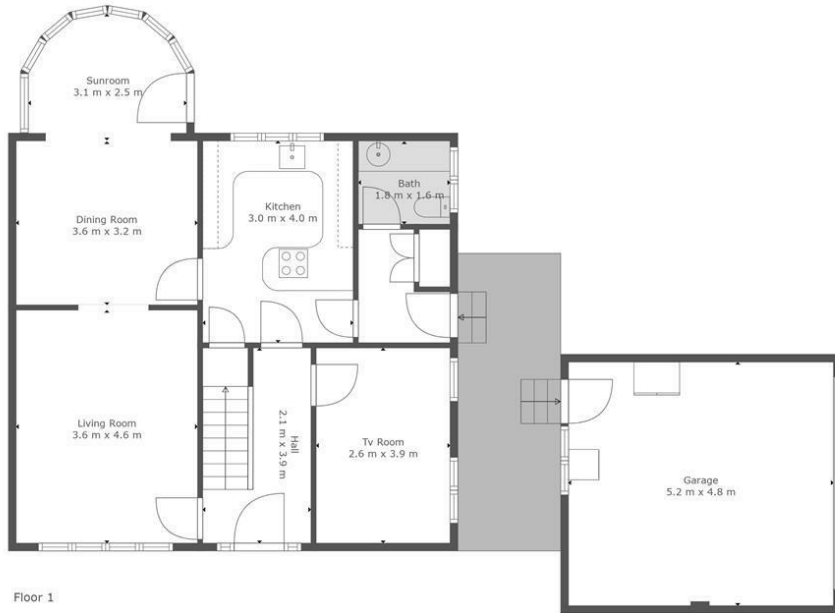
3











**TOTAL: 143 m2**  
 FLOOR 1: 75 m2, FLOOR 2: 68 m2  
 EXCLUDED AREAS: GARAGE: 25 m2, " " : 12 m2

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

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

F

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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



**OFFICE ADDRESS**  
 9 Townhead Street  
 Strathaven  
 ML10 6AB

**OFFICE DETAILS**  
 01357 510088  
 judithmcgill@cruive-estateagents.co.uk