



OFFERS OVER

**£525,000**

**Turnbull Court, The Paddock**  
Strathaven, ML10 6UY

## PROPERTY SUMMARY

Number 3 Turnbull Court is an exceptional modern detached villa built by the current owners with an excellent level of fixture and finish and a stylish layout arranged over two levels. This substantial, high-quality property represents a rare opportunity to acquire a prestigious family home within one of Strathaven's foremost residential locations, The Paddock.

In more detail the accommodation comprises, on the ground floor, entrance vestibule, outstanding double height reception hallway with cloaks/wc off, formal entertaining lounge with bar area and patio doors to garden, dining room, sitting room/bedroom five with patio doors leading to rear garden, stunning fitted kitchen with centre island and integrated appliances open to double height dining and family area with patio doors and picture window facing onto the garden.

On the upper level accessed via feature staircase with glass balustrade is a galleried upper hallway, four well-proportioned bedrooms; master en-suite shower room and a luxury four-piece family bathroom. A dramatic full length window spanning both floors allows natural light to flood into the already bright and airy space.

4



2



4











**TOTAL: 251 m<sup>2</sup>**  
 FLOOR 1: 142 m<sup>2</sup>, FLOOR 2: 109 m<sup>2</sup>  
 EXCLUDED AREAS: 1<sup>st</sup>: 7 m<sup>2</sup>, GARAGE: 39 m<sup>2</sup>, CARPORT: 21 m<sup>2</sup>,  
 FIREPLACE: 1 m<sup>2</sup>, OPEN TO BELOW: 8 m<sup>2</sup>

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

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

G

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(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



**OFFICE ADDRESS**

9 Townhead Street  
 Strathaven  
 ML10 6AB

**OFFICE DETAILS**

01357 510088  
 judithmcgill@cruive-estateagents.co.uk