



OFFERS OVER

**£249,950**

**Glasgow Road**  
Strathaven, ML10 6NF

## PROPERTY SUMMARY

This beautiful traditional Victorian semi-detached villa is ideally located within the heart of Strathaven. Whilst retaining many of its original features 'Sunnymeade' has been lovingly upgraded by the current owners who have taken great care to sympathetically restore this lovely home. The property offers buyers the rare opportunity to acquire all the charm of a period property already in excellent order throughout.

Accessed via an entrance vestibule, the ground floor accommodation extends to a broad and welcoming reception hallway, front facing formal lounge with bay window, original cornicing and ceiling rose and feature working fire with decorative tiled insert, rear facing family room/fourth bedroom also with working fire, cloaks/wc and generous dining kitchen with access to rear garden.

Located on the middle landing of the half turn staircase with original ornate balustrade is a modern fitted shower room. The upper landing is bright, airy, and flooded with light from an over-stairs window and gives access to two substantial double bedrooms and a third single bedroom.

3



1



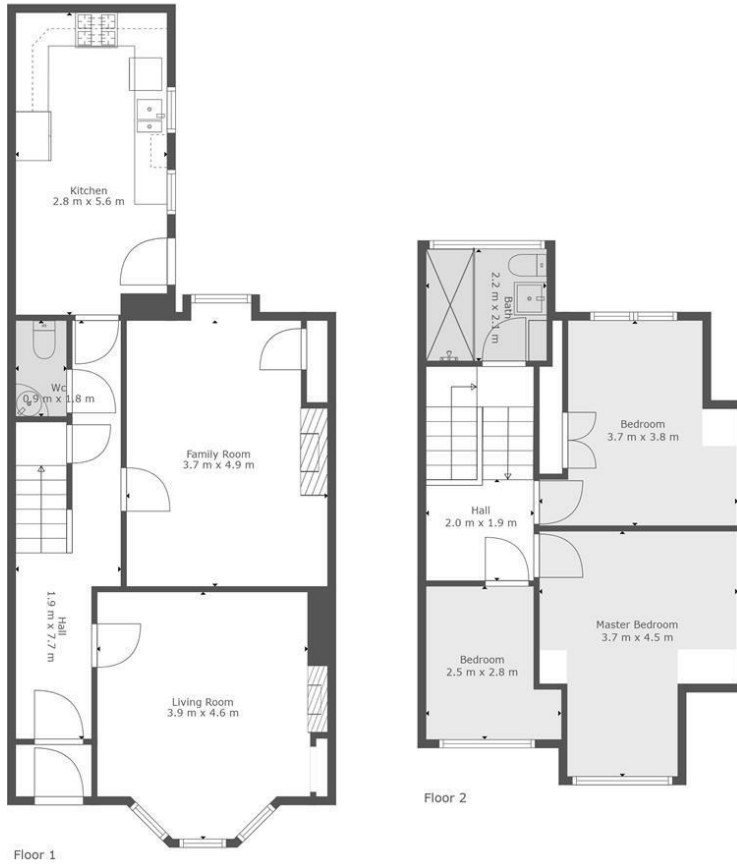
2











Floor 1

Floor 2

**TOTAL: 113 m2**  
 FLOOR 1: 68 m2, FLOOR 2: 45 m2  
 EXCLUDED AREAS: BAY WINDOW: 0 m2, LOW CEILING: 1 m2

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



**LOCAL AUTHORITY**

Soothn Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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**

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**OFFICE DETAILS**

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