



OFFERS OVER

£399,000

Crosshill Road
Strathaven, ML10 6DS

PROPERTY SUMMARY

*****CLOSING DATE WEDNESDAY 24TH APRIL AT 12PM***** Built at the turn of the last century, this breathtaking, blonde sandstone semi-detached villa has been meticulously renovated by the current owners and offers substantial family living space over three levels. Number 2 Crosshill Road presents the rare opportunity to acquire a handsome Victorian home in one of the most picturesque spots in central Strathaven.

The internal accommodation is immaculate and offers; entrance vestibule accessed via original double storm door, beautiful welcoming reception hallway and stylish yet traditional bay windowed sitting room with feature 'log burner' effect gas stove and ornate cornicework and dining/family room with open working fire. To the rear of the property is a dining size kitchen with integrated appliances; this space made particularly bright and airy by means of a skylight window, laundry/utility room and generously proportioned sunroom leading to rear garden via French doors.

Upstairs on the first floor there is a striking principal bedroom overlooking the leafy parkland adjacent to the property, currently adjoining the master as a dressing room is a bedroom four which could easily be returned to its previous purpose. Completing the first-floor accommodation is another well-appointed bedroom to the rear and a luxury four-piece family bathroom. Spanning the entire second floor is a further spacious bedroom with eaves storage.

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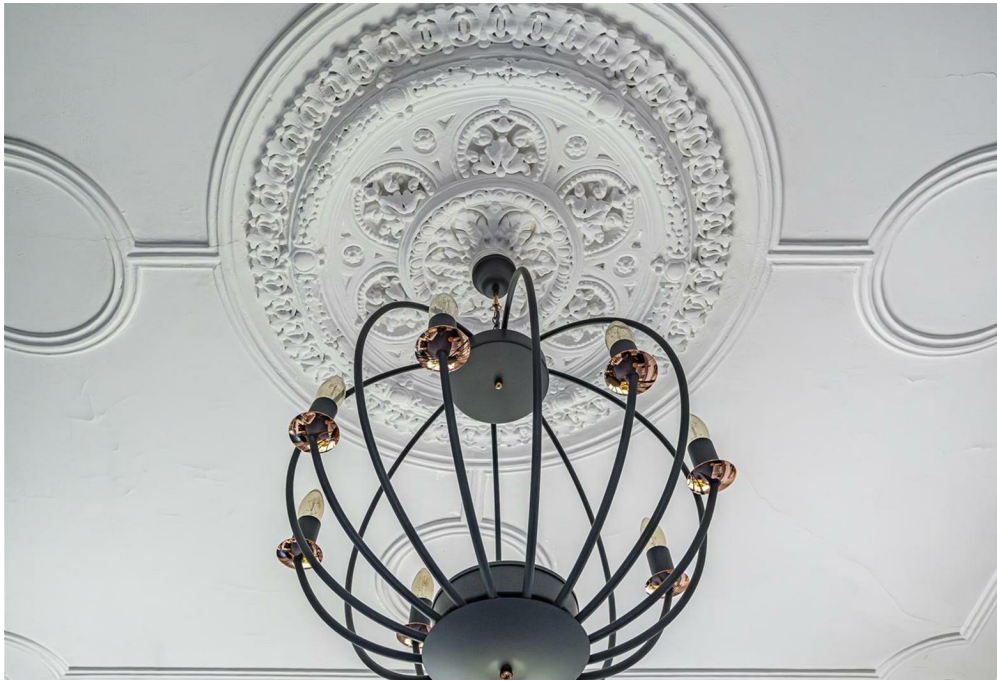
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cruive 2 Crosshill Rd
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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(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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