



OFFERS OVER

**£395,000**

**Henderson Way**  
Strathaven, ML10 6GS

## PROPERTY SUMMARY

This imposing, truly stunning five bed modern detached villa offers spacious and versatile family living. Constructed by Taylor Wimpey this 'Monro' house type occupies a generous South facing plot.

In summary the ground floor accommodation extends to; a welcoming reception hallway, cloaks/wc, under stairs storage cupboard, bright and spacious lounge spanning full depth of property with aspects to front and rear, modern fitted dining kitchen with integrated appliances, ample wall and base units, breakfasting bar and French doors opening onto rear garden and a separate utility room with large pantry cupboard. Completing the ground floor level is a dining room/family room which could alternatively be utilised as bedroom five.

The upper floor is accessed via a feature turned-double height staircase. There is a spacious galleried landing with access into the attic, a master double bedroom with dressing area and en suite shower room, a four-piece family bathroom and a further three good sized bedrooms; one of which also has its own en-suite shower room.

5



3



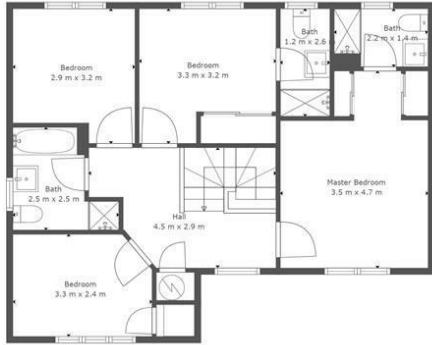
2



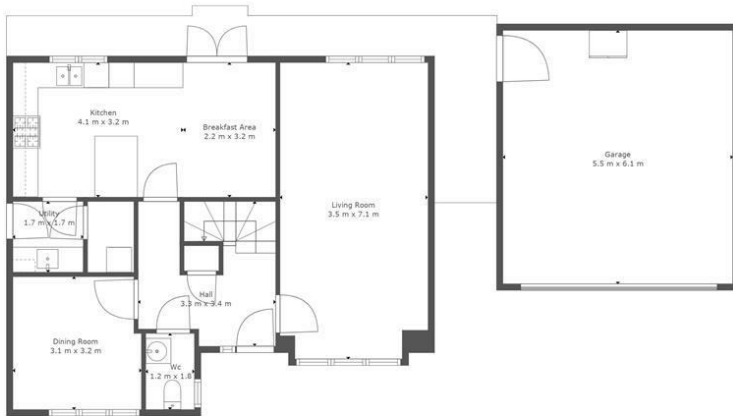








Floor 2



Floor 1

**TOTAL: 142 m2**  
 FLOOR 1: 74 m2, FLOOR 2: 68 m2  
 EXCLUDED AREAS: GARAGE: 33 m2, "N": 17 m2

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



**OFFICE ADDRESS**  
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 Strathaven  
 ML10 6AB

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

**LOCAL AUTHORITY**  
 South Lanarkshire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 E

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			89
(81-91) <b>B</b>		80	
(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>			
<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