



OFFERS OVER

£179,950

Kirkland Park Avenue
Strathaven, ML10 6DY

PROPERTY SUMMARY

CLOSING DATE FRIDAY 26TH APRIL AT 12PM Situated within close proximity to Kirkland Park Primary School and the George Allan Park is this substantial three-bedroom semi-detached villa. Offering spacious family living, South-West facing gardens and a pleasant open outlook to the rear.

The well presented, neutrally decorated accommodation on the ground floor extends to; reception hallway, modern family bathroom, generous front facing lounge with focal point fireplace, dining size fitted kitchen with integrated appliances and sunroom currently used as family/playroom with access to rear garden.

On the upper level, accessed via a bright and airy turn staircase are three good sized bedrooms; two with fitted storage.

The property further benefits from gas central heating, double glazing, monoblocked driveway and well-maintained South-West facing rear garden with large storage/outhouse which has been utilised as a home office by the current owners.

3



1



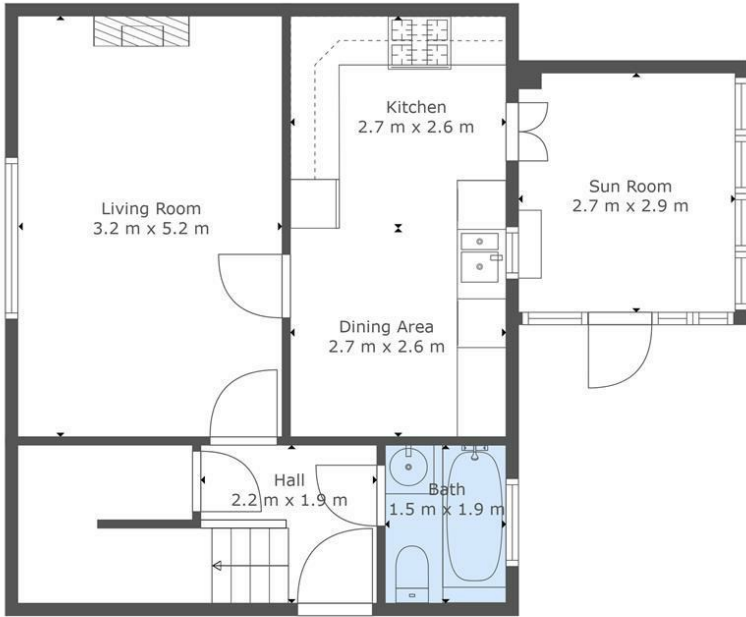
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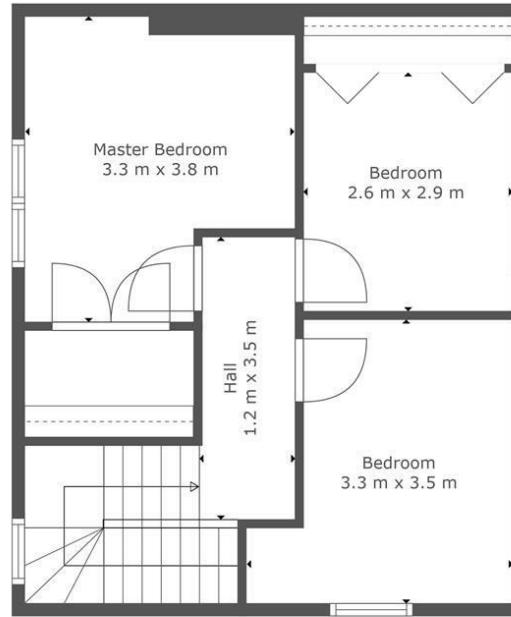








Floor 1



Floor 2

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	



TOTAL: 95 m2
FLOOR 1: 52 m2, FLOOR 2: 43 m2

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



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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