



OFFERS OVER

£345,000

Rickard Avenue
Strathaven, ML10 6GW

PROPERTY SUMMARY

This is an exceptional "Geddes" style detached villa offering generously proportioned family accommodation, presented to an exacting standard throughout and situated within the hugely popular Avondale Gardens.

Offering bright and spacious apartments of a versatile layout the impressive interior comprises welcoming reception hallway with convenient walk-in storage off, cloaks/wc, attractive formal lounge incorporating french doors leading through to a separate family/dining room. Forming the impressive hub of this lovely home is the modern fitted kitchen offering a range of base and wall mounted storage units, complementary worktop surfaces and a range of appliances. There is a convenient utility cupboard, ample space for a dining table and chairs and patio doors leading directly onto the pleasant West facing gardens.

Located at first floor level are four well-appointed double sized bedrooms; two with direct access to a Jack and Jill shower room and the principal bedroom featuring its own en-suite facility. A modern bathroom incorporating a three-piece suite with shower concludes the accommodation overall.

This attractive property is further complemented with a fresh and tasteful decorative theme, a system of gas central heating, double-glazing, integral garage, double driveway and West facing rear gardens.

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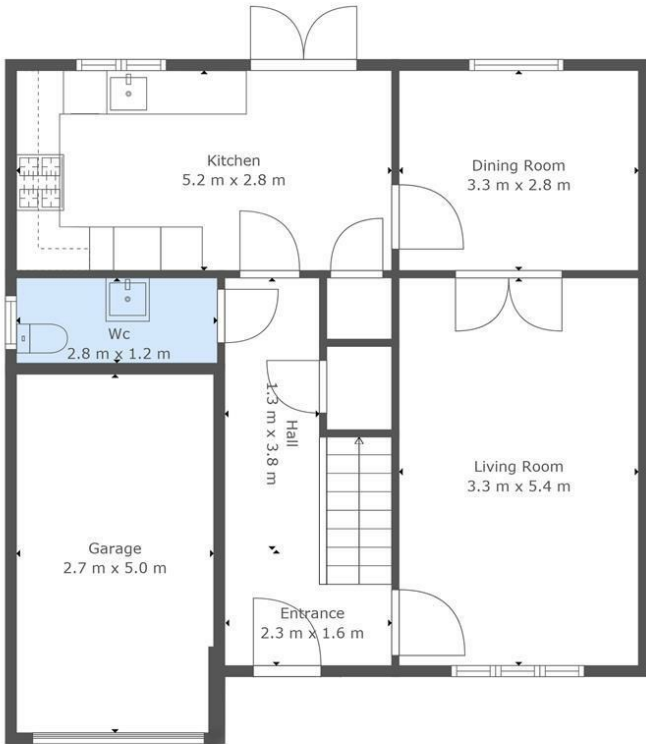
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Floor 1



Floor 2



TOTAL: 130 m²
 FLOOR 1: 59 m², FLOOR 2: 71 m²
 EXCLUDED AREAS: GARAGE: 14 m², " " : 1 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B		79	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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