



OFFERS OVER

£325,000

Rickard Avenue
Strathaven, ML10 6GW

PROPERTY SUMMARY

Enjoying a fantastic position with open country views to rear is this modern detached family home. Constructed by Taylor Wimpey in the 'Drummond' style, the property offers bright and spacious accommodation and benefits from a generous, fully enclosed, level garden.

The well-presented accommodation perfectly suited to family living comprises; broad and welcoming reception hallway, cloaks/wc, front facing freshly decorated lounge, modern fitted dining size kitchen with breakfast bar and French doors leading onto rear patio.

Located on the upper floor, accessed via a turned staircase are four good sized bedrooms: master with three-piece modern shower room. The two rear facing bedrooms have pleasant views over the open countryside. Completing the first level accommodation is a family bathroom with over-bath shower and glass screen. The loft space can be accessed via the upper landing.

Further benefits of the property include gas central heating, double glazing, detached single garage and driveway. With no neighbouring properties located to the rear, the plot position of this lovely home is also a great benefit.

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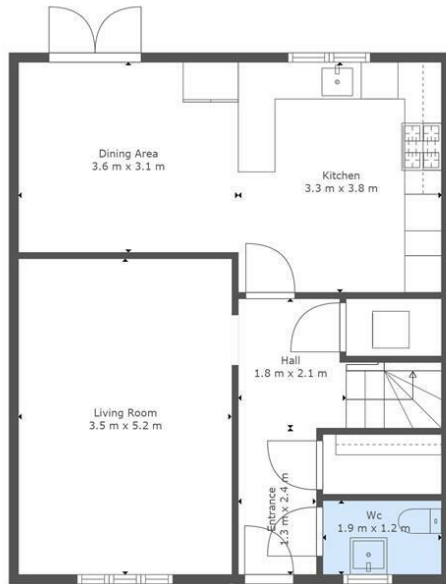
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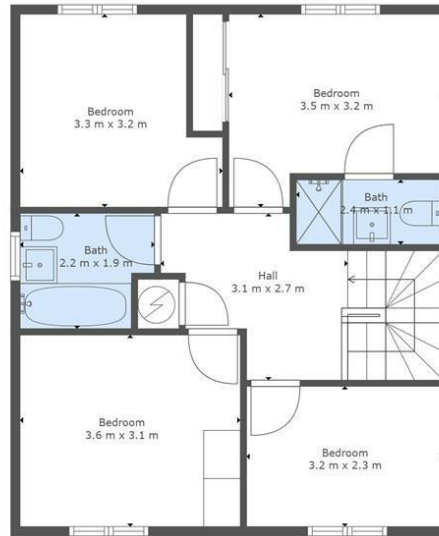








Floor 1



Floor 2

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			
(82 plus) A			91
(81-81) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



TOTAL: 116 m2
 FLOOR 1: 58 m2, FLOOR 2: 58 m2
 EXCLUDED AREAS: GARAGE: 20 m2, " ": 6 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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