

cruive
ESTATE AGENTS

OFFERS OVER

£220,000

Overton Park
Strathaven, ML10 6UW



PROPERTY SUMMARY

This well-proportioned modern detached three-bedroom bungalow is nicely positioned within the sought after pocket of Overton Park. The property offers all on the level accommodation, easily maintained gardens with a pleasant open outlook to side and rear, and a detached garage with driveway.

Accessed via an entrance vestibule, the accommodation extends to reception hallway, substantial lounge open plan to dining area spanning entire depth of the property, modern fitted kitchen with integrated oven, hob, and hood and with access to rear garden.

A wet/shower room, hall storage and three well-appointed bedrooms; two of which have fitted storage and master with en-suite shower room complete the spacious layout of apartments.

This charming bungalow further benefits from gas central heating, double glazing, detached single garage, driveway and easily maintained, well-kept gardens with Summer house. Having the advantage of an open outlook to the side and rear

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2



2









LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

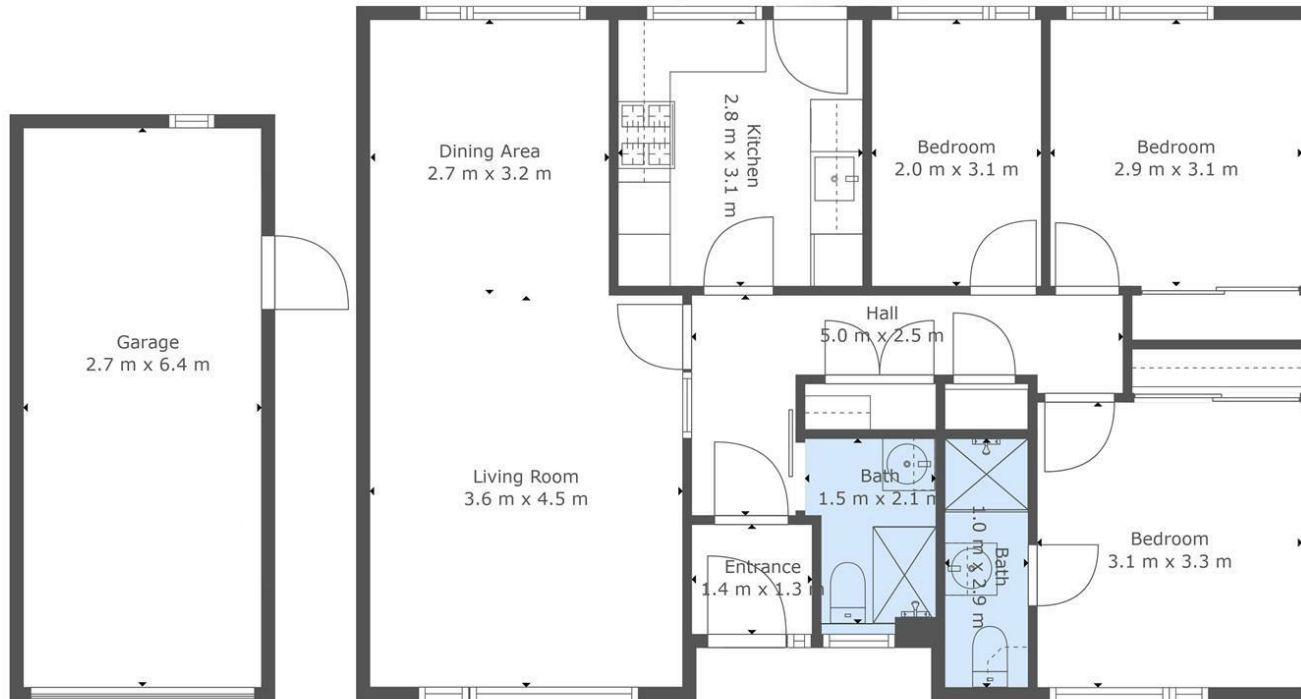
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VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(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	

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



TOTAL: 81 m²
FLOOR 1: 81 m²
EXCLUDED AREAS: PATIO: 5 m², GARAGE: 18 m²
This Floorplan Is Intended To Give An Indication Of The Layout Only.



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