

**cruise**  
ESTATE AGENTS

OFFERS OVER

**£85,000**

**Thomson Street**  
Strathaven, ML10 6JZ



## PROPERTY SUMMARY

Conveniently located in the heart of Strathaven, close to the town's shops, restaurants, and central bus stop, lies this delightful one-bedroom, ground floor flat. Neighbouring a variety of excellent amenities, this property would be a perfect fit for first time buyers or those looking to downsize to all on the level accommodation.

Accessed via an immaculate communal close shared only between this property and one other neighbour is the immaculately presented accommodation of this lovely flat. Comprising reception hallway, generous lounge with dual aspects to front, modern fitted kitchen, three-piece shower room and sizeable double bedroom boasting views onto the beautiful, well established, and fully enclosed rear gardens, which are shared with only one upstairs neighbour.

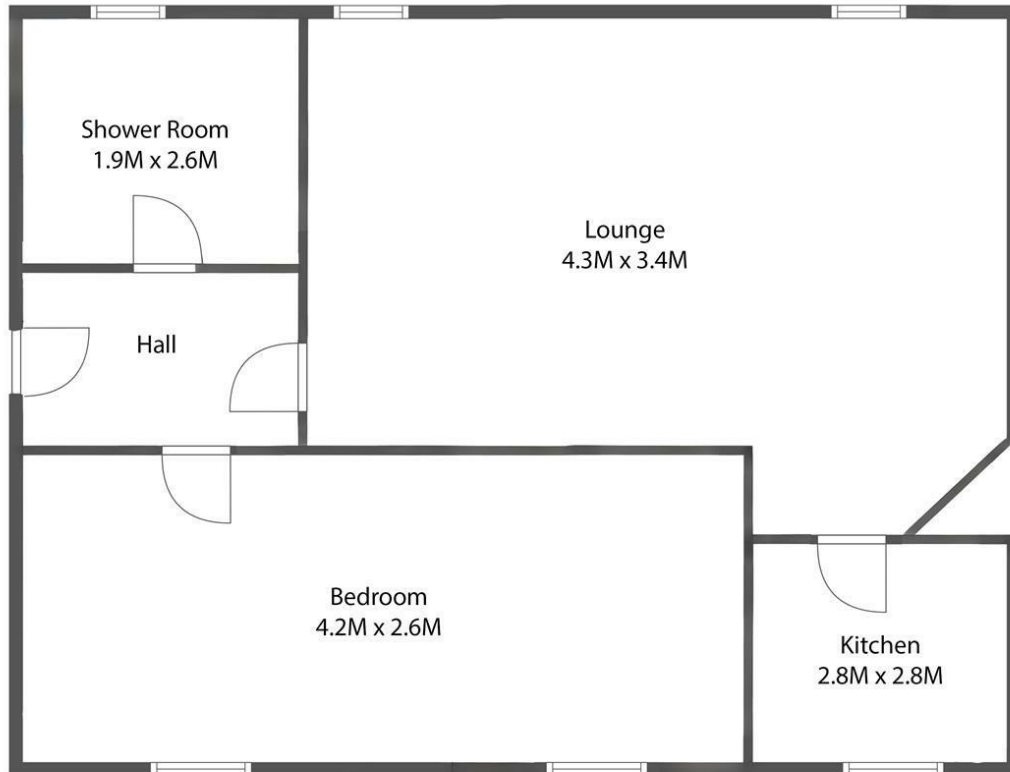
Further benefitting from double-glazed windows, gas central heating, this rarely available, well-kept property offers the chance to live centrally in the semi-rural town of Strathaven, whilst remaining close to the M74 and M8 for commuters travelling to and from Glasgow or Edinburgh. Additionally, transport directly into Glasgow city centre is easily accessible via the 3C Climate Action Strathaven bus, which sets off less than a five-minute walk away from the property.











## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			77
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<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



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



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