



OFFERS OVER

£399,000

Golf View

Strathaven, ML10 6AZ

PROPERTY SUMMARY

Nestled within one of Strathaven's most exclusive and family friendly locales is this exceptional executive detached villa. Positioned on a beautiful Southwest facing plot, this stunning property set within substantial and mature garden grounds offers the opportunity for a family to purchase their forever home.

The generous layout of apartments offers flexible living over two levels. On the ground floor the accommodation extends to; broad and welcoming wood panelled reception hallway entered via a canopied porch area, cloaks/wc, family room/bedroom five, formal lounge with feature wood panel and shelving and log burning stove, tv room with patio doors overlooking rear garden, fitted dining size kitchen with range cooker and integral appliances, separate utility room with access to garden and large pantry cupboard.

On the upper level you will find four well-appointed bedrooms accessed via a bright and airy galleried landing. All four bedrooms have built in storage; master with en-suite shower room and walk-in wardrobe. Completing the first-floor accommodation is a four-piece family bathroom.

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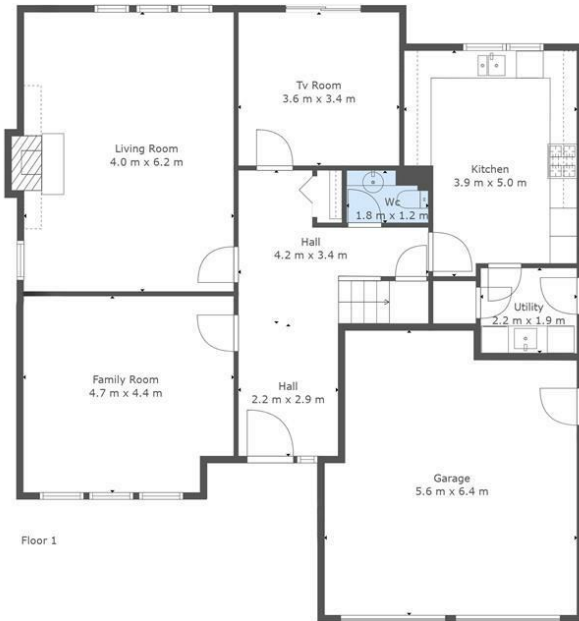
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Floor 1

Floor 2

TOTAL: 202 m²
 FLOOR 1: 103 m², FLOOR 2: 99 m²
 EXCLUDED AREAS: GARAGE: 33 m², " ": 2 m², " ": 16 m²,
 FIREPLACE: 1 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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



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