



OFFERS OVER

**£339,000**

**Rees Way**

Strathaven, ML10 6GR

## PROPERTY SUMMARY

This immaculately presented Wimpey 'Geddes' detached villa is perfectly positioned within Avondale Gardens on a fabulous plot with open outlook to rear. The generously proportioned rooms, flexible layout and large, fully enclosed rear garden offer perfect family living.

Behind the attractive facade of this lovely home lies a layout of generous apartments. The accommodation comprises; welcoming reception hallway with convenient walk-in storage off, cloaks/wc, bright front facing formal lounge incorporating French doors leading through to a separate family/dining room. The modern dining size fitted kitchen with integral appliances has the addition of a convenient utility cupboard. French doors lead from the kitchen into the rear garden.

At first floor level are four well-appointed double sized bedrooms; two with direct access to a Jack and Jill shower room, with the master bedroom also having its own en-suite shower room. A modern bathroom with a three-piece suite completes the upper-level accommodation.

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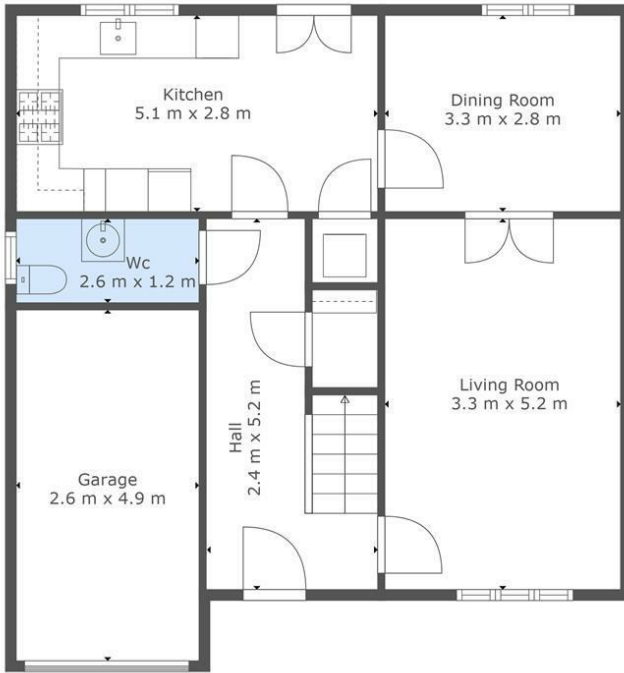
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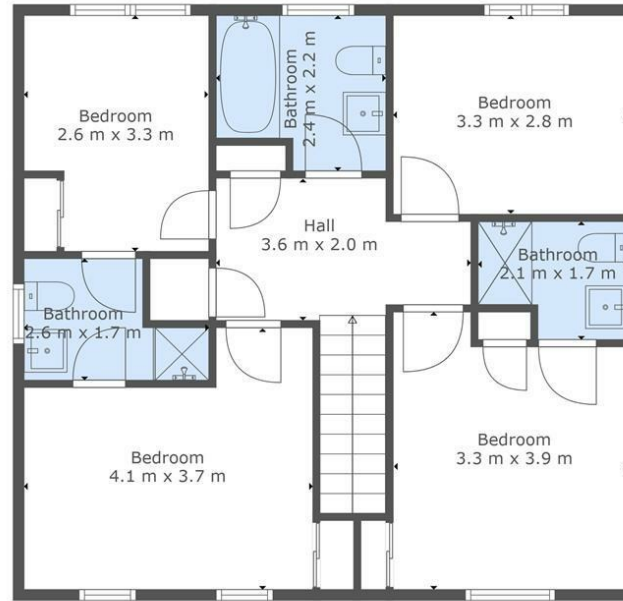








Floor 1



Floor 2



**TOTAL: 124 m<sup>2</sup>**  
 FLOOR 1: 56 m<sup>2</sup>, FLOOR 2: 68 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>, LOW CEILING: 1 m<sup>2</sup>  
 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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



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