

cruive
ESTATE AGENTS

OFFERS OVER

£399,000

Reed Way
Strathaven, ML10 6XR

PROPERTY SUMMARY

*****CLOSING DATE WEDNESDAY 12TH JUNE AT 12PM***** This stunning five-bedroom modern detached villa offers well-appointed accommodation in truly walk-in condition throughout. Situated within the popular Colinhill Grange development this elegant family home is positioned on a generous South facing corner plot, with detached garage.

With manicured front gardens and a handsome facade, this imposing villa offers flexible family living over two levels. At ground level the immaculate interior extends to bright and airy reception hallway, large lounge offering privacy being positioned to the rear of property, with French doors leading onto garden, cloaks/wc, family/tv room, generous dining size modern fitted kitchen with integral appliances.

On the first floor accessed via an upper hallway are five well-appointed bedrooms; two with ensuite facility and master with walk-in wardrobe. The first-floor accommodation is completed with a four-piece family bathroom.

This lovely family home ideally is further enhanced by gas central heating, double glazing, tasteful, fresh decor throughout, well-tended gardens and double detached garage. The property is also perfectly located for excellent local schooling.

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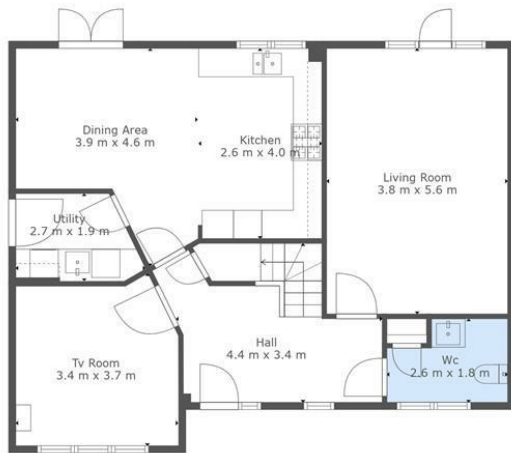
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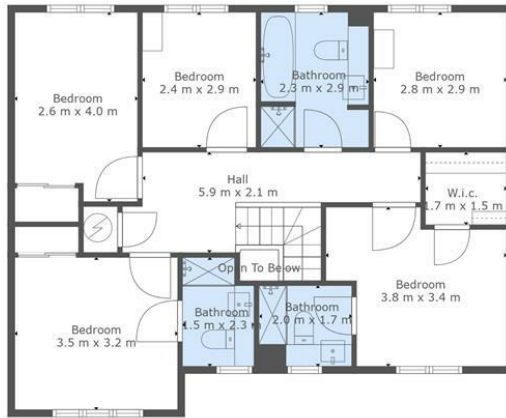








Floor 1



Floor 2



TOTAL: 161 m²
 FLOOR 1: 81 m², FLOOR 2: 80 m²
 EXCLUDED AREAS: PATIO: 53 m², GARDEN: 69 m², GARAGE: 18 m²,
 " " : 1 m², OPEN TO BELOW: 1 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) A | | | |
| (81-81) B | | 79 | 88 |
| (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



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