



OFFERS OVER

**£369,000**

**Crosshill Road**  
Strathaven, ML10 6DS

## PROPERTY SUMMARY

Situated within an established and central Strathaven address is this handsome traditional semi-detached red sandstone villa. Built circa 1890 this beautiful Victorian property offers the perfect balance of period features, modern fixtures and fittings and contemporary decor. With its elegant interior and sizable gardens, the property presents the opportunity to purchase one of the town's finest homes.

Upon entering this period property via double storm doors, you will be immediately impressed by the light, airy and spacious accommodation. On the ground level the accommodation extends to; entrance vestibule with original flooring and cloaks cupboard, welcoming reception hallway with original wood panelling to half height, formal lounge with bay window, feature log burning stove and detailed cornice work, family room/bedroom five, three-piece shower room, dining size modern fitted kitchen with French doors leading onto rear garden and separate utility room also with rear access.

A striking staircase with original balustrade and flooded with light coming from a roof cupola leads to the upper level. Entered from a spacious upper landing are four well-appointed bedrooms; master with bay window, storage and a four-piece family bathroom with free standing bathtub.

4



2



3











**TOTAL: 162 m2**  
 FLOOR 1: 87 m2, FLOOR 2: 75 m2  
 EXCLUDED AREAS: GARAGE: 17 m2, PORCH: 1 m2, " ": 15 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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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