



OFFERS OVER

**£355,000**

**Aspen Place**  
Strathaven, ML10 6PY

## PROPERTY SUMMARY

\*\*\*CLOSING DATE FRIDAY 28TH JUNE AT 1.30PM\*\*\* Positioned on a substantial corner plot with a mature tree lined boundary offering a high level of privacy, is this attractive modern detached villa. Nestled within the well-established and sought after cul de sac of Aspen Place, this lovely family home with its fabulous gardens is sure to be popular.

The immaculately presented accommodation comprises; welcoming reception hallway, two-piece cloaks/wc, formal front facing lounge with bay window and feature fireplace with living flame gas fire, modern fitted dining size kitchen with rear access onto large patio area ideal for al fresco dining and entertaining. Access to the integral double garage is via the hallway. The current owner is utilising one half of the double garage as a utility room. The ground floor is completed by a family room/fifth bedroom located to the rear of the property with French doors onto patio.

On the upper level are four well-appointed bedrooms; master with modern en-suite shower room and fitted wardrobes, bedroom two also benefits from fitted storage. A modern three-piece family bathroom with over-bath shower can also be found on the first floor.

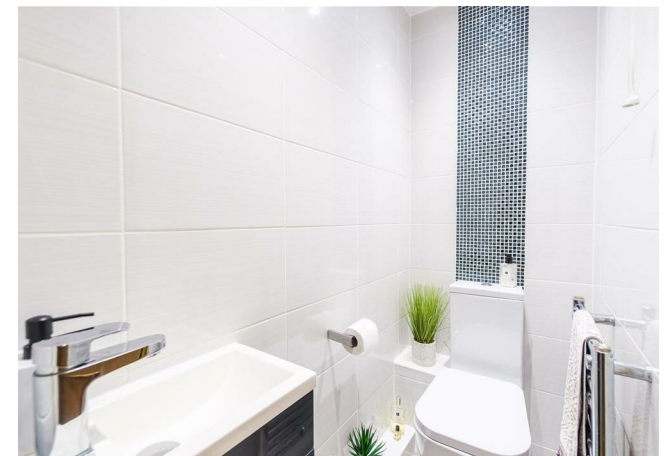
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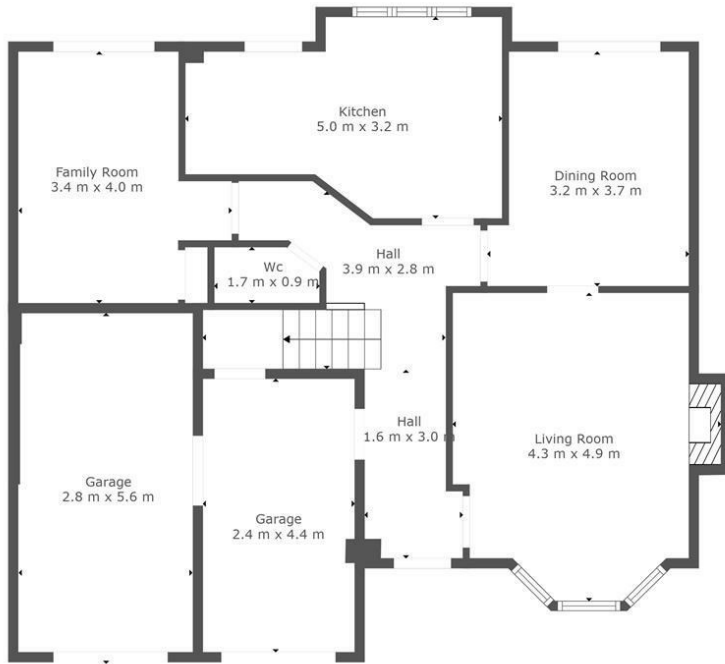
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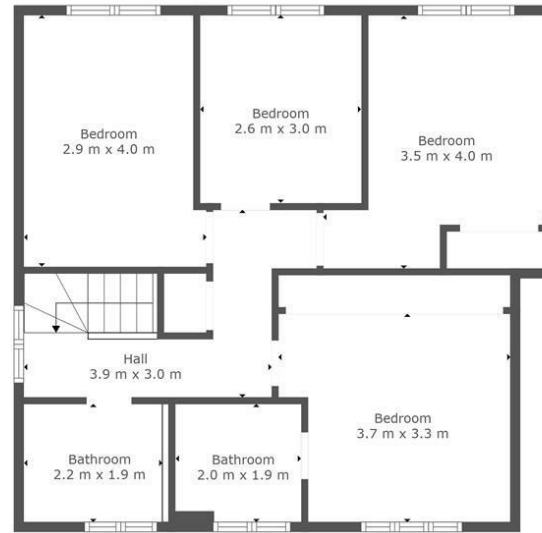








Floor 1



Floor 2



**TOTAL: 134 m2**  
 FLOOR 1: 69 m2, FLOOR 2: 65 m2  
 EXCLUDED AREAS: GARAGE: 26 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**

G

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			83
(81-81) <b>B</b>		71	
(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>			
<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



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