



OFFERS OVER

£279,000

Holm Street
Strathaven, ML10 6NB

PROPERTY SUMMARY

*****CLOSING DATE FRIDAY 5TH JULY AT 12PM***** Overlooking the park and tennis courts, this attractive Victorian sandstone semi-detached villa is set within one of the prettiest spots in central Strathaven. With original period features, stylish presentation, and quiet, leafy location this beautiful traditional home is certain to impress.

Immaculately maintained by the current owners, the accommodation is bright, spacious, and tastefully decorated. The layout on the ground floor comprises; entrance vestibule, broad and welcoming hallway, formal front facing lounge with bay window and working fire, home office, family/dining room with log burning stove and access onto garden, stunning modern fitted breakfasting kitchen with integral appliances, solid wood worktops, Belfast sink and access to the rear gardens.

Accessed via a turned staircase with original balustrade, flooded with light from over-stairs skylight is a modern three-piece family bathroom with over-bath shower located at the half landing. On the spacious upper landing you will find three well-appointed bedrooms; two of which have bay windows.

3



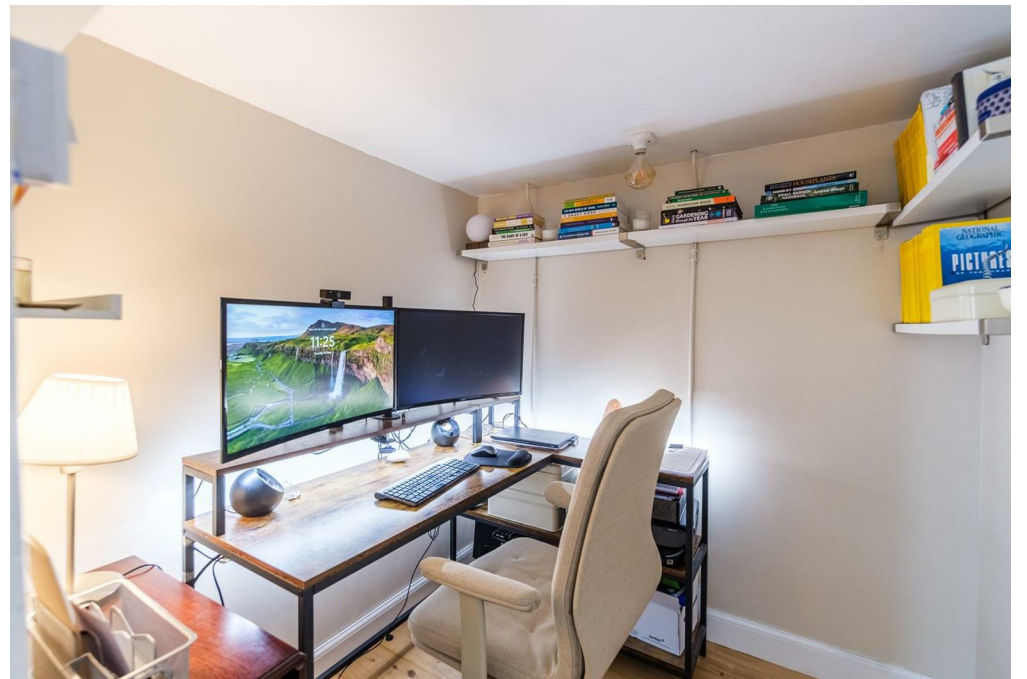
1



2











Floor 1

Floor 2

Floor 3

TOTAL: 129 m2
 FLOOR 1: 76 m2, FLOOR 2: 10 m2, FLOOR 3: 43 m2
 EXCLUDED AREAS: LOW CEILING: 1 m2

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



LOCAL AUTHORITY
 South Lanarkshire

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-estateagents.co.uk