



**cruise**  
ESTATE AGENTS

FIXED ASKING PRICE

**£258,995**

**Queensgate**  
Strathaven, ML10 6GQ

## PROPERTY SUMMARY

This 3-bedroom semi-detached or end-terraced home combines space and light with a large German designer kitchen with plenty of space for cooking and dining and ample storage. The separate living room to the rear of the home features French doors to the private garden. The ground floor is completed with a convenient wc.

Upstairs includes a master bedroom with a built-in oak finish wardrobe and en-suite shower room featuring Porcelanosa wall tiles. Bedroom two includes a built-in oak finish wardrobe. The family bathroom is fitted with with Porcelanosa tiles and includes a shower over the bath.

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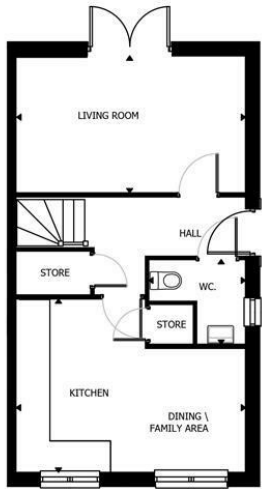
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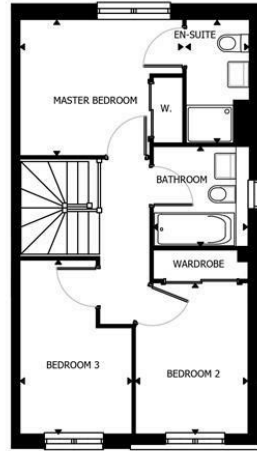






**Ground Floor Plan Layout**

**Scale 1:100**



**First Floor Plan Layout**

**Scale 1:100**

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

New Build

**VIEWINGS**

By prior appointment only

**Room Dimensions**

|                           |                     |                 |
|---------------------------|---------------------|-----------------|
| LIVING ROOM               | 4.86m X 2.88m       | 15' 11" X 9' 5" |
| KITCHEN                   | 2.68m X 3.66m       | 8' 9" X 12' 0"  |
| FAMILY/DINING             | 2.13m X 2.61m       | 6' 11" X 8' 6"  |
| WC                        | 2.01m X 1.75m       | 6' 7" X 5' 8"   |
| MASTER BEDROOM            | 3.45m X 2.90m       | 11' 3" X 9' 6"  |
| ENSUITE                   | 1.32m X 2.63m       | 4' 4" X 8' 7"   |
| BATHROOM                  | 2.02m X 2.10m       | 6' 7" X 6' 10"  |
| BEDROOM 2                 | 2.39m X 3.19m       | 7' 10" X 10' 5" |
| BEDROOM 3                 | 2.37m X 3.68m       | 7' 9" X 12' 0"  |
| GROSS INTERNAL FLOOR AREA | 85.80m <sup>2</sup> | 923 square feet |



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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