



OFFERS OVER

£210,000

Midcroft Place
Strathaven, ML10 6EX

PROPERTY SUMMARY

Well positioned with a Southwest facing garden, this meticulously maintained extended semi-detached villa presents the opportunity to purchase a beautiful home within central Strathaven. Located towards the end of a child friendly cul de sac, this stylish property is ideal for those looking for a home in truly turnkey condition.

The bright and immaculately presented accommodation comprises; welcoming reception hallway with large storage cupboard, front facing lounge, stunning modern fitted dining kitchen open to family room with French doors opening onto raised sun deck ideal for entertaining.

On the upper floor you will find two well-appointed double bedrooms and a modern luxury three-piece shower room. Accessed via a wooden staircase from what is currently a storage cupboard within the master bedroom is the attic space which has already been fitted with plumbing, electrics, and Velux windows. Subject to planning the loft will accommodate a substantial bedroom with en-suite facility.

2



1



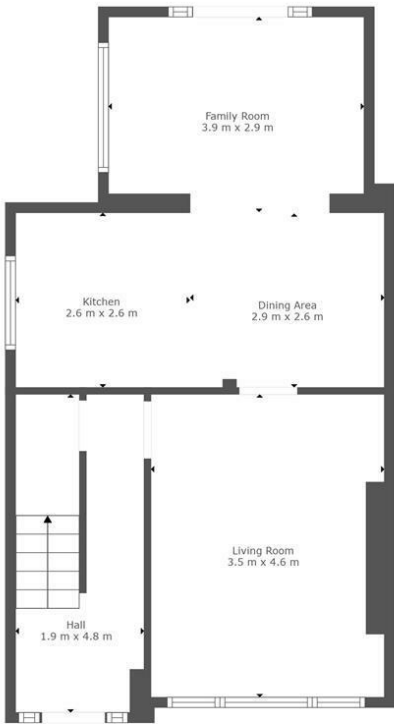
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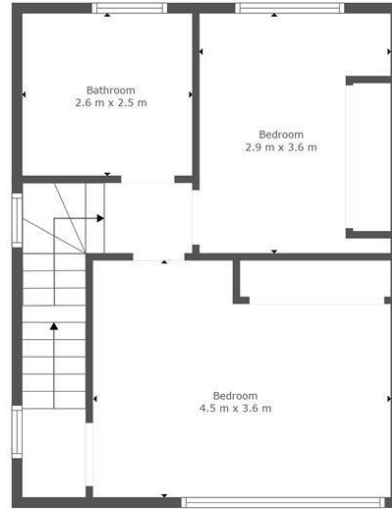




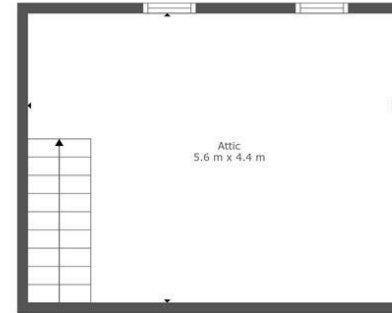




Floor 1



Floor 2



Floor 3



TOTAL: 94 m²
 FLOOR 1: 53 m², FLOOR 2: 41 m², FLOOR 3: 0 m²
 EXCLUDED AREAS: LOW CEILING: 5 m², ATTIC: 19 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
Very energy efficient - lower running costs		
(82 plus) A		85
(81-81) B		
(69-80) C		
(55-68) D	68	
(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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