



OFFERS OVER

**£379,000**

**Reed Way**  
Strathaven, ML10 6XR

## PROPERTY SUMMARY

Constructed circa 2019 by Robertson Homes this attractive modern detached villa offers generously proportioned family accommodation over two levels. Nicely positioned within the popular Colinhill Grange development this lovely home is immaculately presented and has a beautiful well-maintained and family friendly garden.

The fresh and neutrally decorated apartments comprise; bright and welcoming reception hallway with storage, front facing lounge, two-piece cloaks/wc with storage, substantial dining size modern fitted kitchen with French door opening onto stunning slate patio ideal for outdoor entertaining, separate utility room with access into integral garage.

On the upper level there are four well-appointed double bedrooms, master with modern three-piece shower room and to with fitted storage. Completing the first-floor accommodation is a modern four-piece family bathroom.

This beautiful home also benefits from gas central heating, double glazing, monoblock driveway, integral garage and landscaped, easily maintained gardens. The rear garden has a large, slate patio, artificial lawn ideal for children and pets alike, chipped area and raised beds. The garden although pleasantly presented has been landscaped with ease of maintenance in mind.

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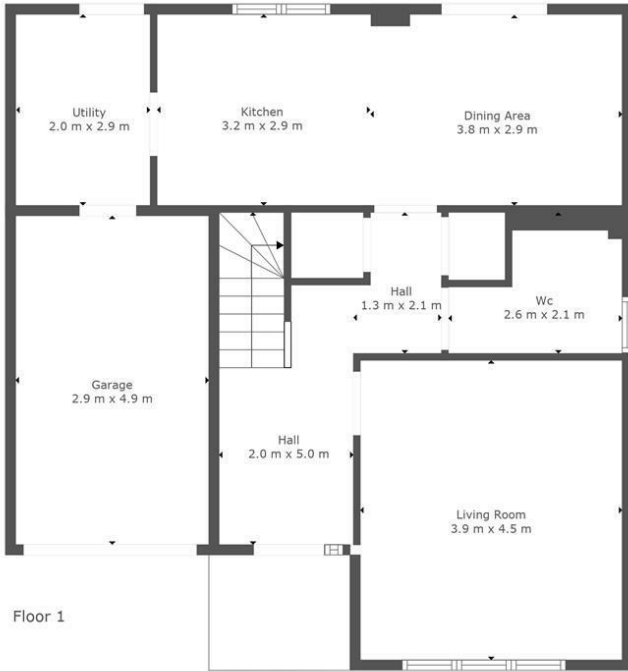
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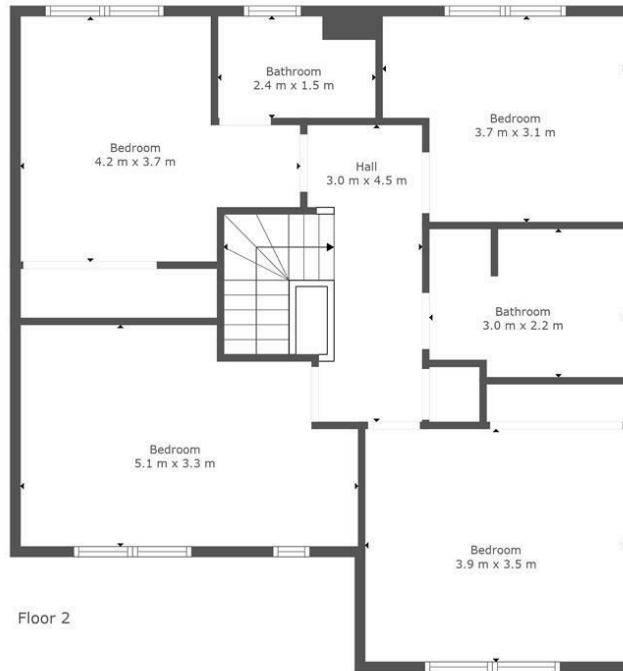








Floor 1



Floor 2



**TOTAL: 143 m2**  
 FLOOR 1: 64 m2, FLOOR 2: 79 m2  
 EXCLUDED AREAS: GARAGE: 14 m2, " ": 4 m2

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



**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

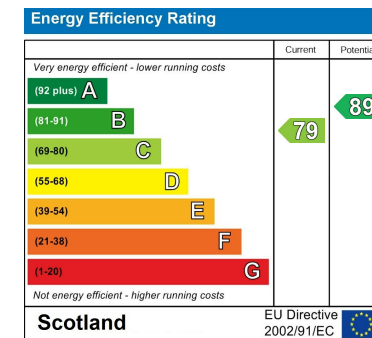
Freehold

**COUNCIL TAX BAND**

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**VIEWINGS**

By prior appointment only



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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