



OFFERS OVER

£299,000

Overton Road
Strathaven, ML10 6JW

PROPERTY SUMMARY

This attractive traditional blonde sandstone villa has been substantially and professionally extended to create spacious and versatile family accommodation. Extensively and lovingly renovated by the current owners, the property presents the perfect blend of contemporary modern living, whilst retaining its Victorian charm.

The beautifully presented apartments comprise; entrance vestibule with outer storm door, broad and welcoming reception hallway, front facing formal lounge with log burning stove and feature slate wall, modern two-piece cloaks/wc and understairs storage. The stunning quality fitted kitchen with integrated appliances, island and breakfasting bar is open plan to a generous family and dining space. From this area bi-fold doors open onto a fully enclosed rear patio and a useful utility area to the side of the property.

On the upper floor, accessed via a stairway with striking glass balustrade, there are three double bedrooms. The front facing luxury master-suite has its own three-piece shower room, spacious walk-in wardrobe, and further built-in wardrobes. The two well-proportioned double bedrooms to the rear of the property, also have the benefit of built-in storage. The first-floor accommodation is completed by a three-piece family bathroom with over-bath shower.

3



2



2











TOTAL: 140 m2
 FLOOR 1: 72 m2, FLOOR 2: 68 m2
 EXCLUDED AREAS: STORAGE: 2 m2, BAY WINDOW: 1 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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OFFICE DETAILS

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