



OFFERS OVER

**£485,000**

**Hunterlees Gardens**  
Strathaven, ML10 6GE

## PROPERTY SUMMARY

Extending to an impressive 3500sqft, this beautiful modern family home located within the semi-rural village of Glassford, offers flexible accommodation over three levels. The spacious and immaculately presented apartments are bright, airy, and flooded with light from an abundance of large and well-placed aspects.

The generously proportioned accommodation comprises; reception hallway, boot room/utility, modern two-piece cloaks wc, stunning formal lounge with log burning stove, family/living room with gas stove and substantial modern fitted dining size kitchen with integrated appliances, centre island and French doors opening onto patio ideal for outdoor entertaining. Completing the ground floor is the vast, double height dining hall; this incredibly striking space is perfect for family gatherings and parties.

Accessed via a galleried landing at first floor level are four well-appointed double bedrooms, and a modern three-piece family bathroom. The master bedroom has its own modern three-piece shower room and walk-in wardrobe. Bedroom two also benefits from having an en-suite shower room. All four double bedrooms have fitted storage. A feature spiral staircase leads to a considerable games room which could alternatively be utilised as a large fifth bedroom.

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**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

G

**VIEWINGS**

By prior appointment only



**TOTAL: 305 m2**  
 FLOOR 1: 135 m2, FLOOR 2: 138 m2, FLOOR 3: 32 m2  
 EXCLUDED AREAS: GARAGE: 36 m2, OPEN TO BELOW: 10 m2, LOW CEILING: 11 m2

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



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