

OFFERS OVER

£84,500

Park Crescent
Strathaven, ML10 6NH

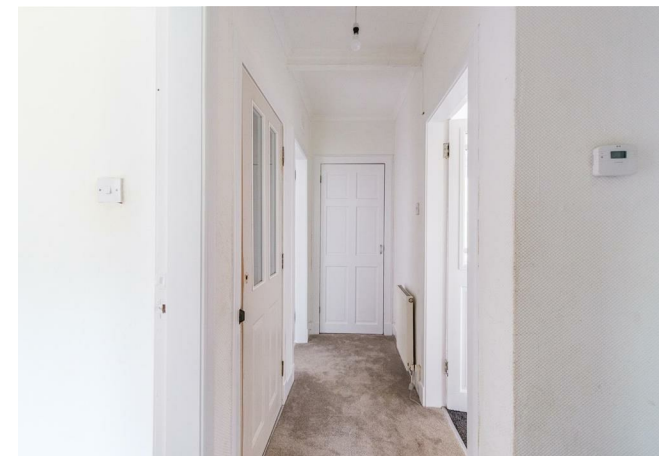
PROPERTY SUMMARY

Conveniently located close to local amenities and schooling, this well-presented two bedroom first floor flat is an ideal first time buy or downsize. With spacious accommodation, driveway and a large private garden, the property offers great value within central Strathaven.

The well-proportioned accommodation comprises; entrance hallway at ground level with staircase leading the main apartments, upper hallway, hall storage, stylish modern three-piece bathroom with corner bath and over-bath shower, generous and bright front facing lounge, modern fitted kitchen with oven, hob and hood and space for a small dining table and chairs and two double bedrooms both with fitted wardrobes and additional storage cupboards.

Further benefits of this great flat are gas central heating, double glazing, driveway and private garden with lawn area and monoblock patio.

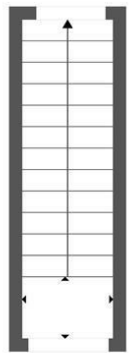
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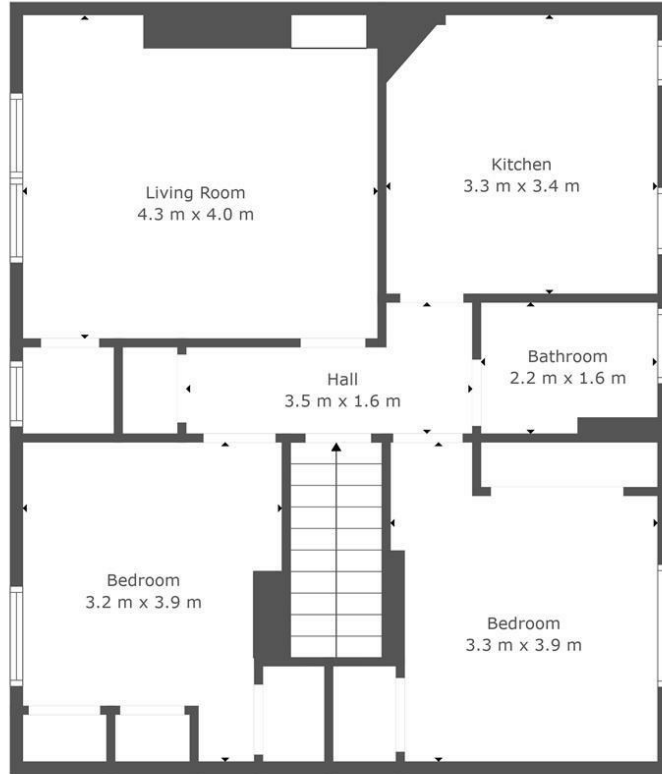






Hall
1.1 m x 0.8 m

Floor 1



Floor 2

TOTAL: 75 m²
BELOW GROUND: 4 m², FLOOR 2: 71 m²

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C	71	76
(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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