

OFFERS OVER

£220,000

Kirk Street
Strathaven, ML10 6BA



PROPERTY SUMMARY

Located within the heart of the town, this stunning Georgian home offers substantial accommodation with an abundance of period charm. Constructed circa 1800, number 63 Kirk Street is as much a piece of Strathaven history as it is a beautiful family home.

The spacious and versatile apartments are formed over two levels and comprise; entrance vestibule with glazed door leading into broad reception hallway, modern fitted kitchen open to dining space ideal for entertaining, separate utility room, two double bedrooms; one of which is currently being used as a playroom by the current owners, and a stylish modern three-piece shower room.

The first floor, accessed via an incredible turreted staircase, consists of a large upper landing with study space, formal lounge flooded with light from dual aspects, two further bedrooms and a three-piece family bathroom with over-bath shower. A wooden staircase leads to vast attic room.

4



2



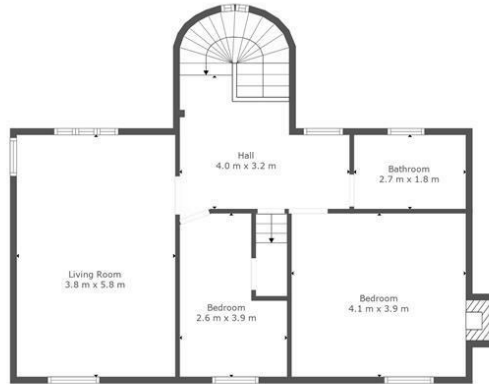
2



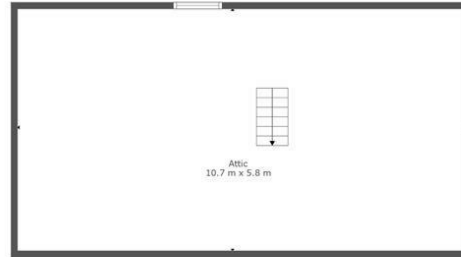




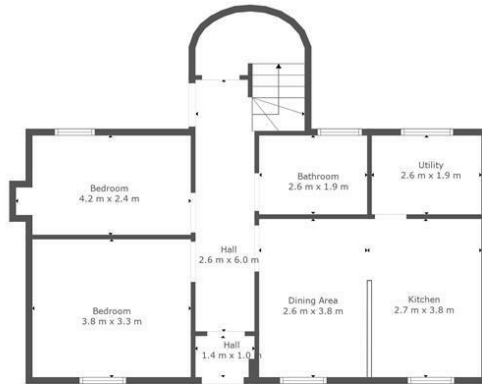




Floor 2



Floor 3



Floor 1

TOTAL: 139 m²
 FLOOR 1: 70 m², FLOOR 2: 69 m², FLOOR 3: 0 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², LOW CEILING: 33 m², ATTIC: 29 m²

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			87
(81-81) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-
 estateagents.co.uk