



OFFERS OVER

£170,000

Bryson Place
Strathaven, ML10 6PZ

PROPERTY SUMMARY

Conveniently located in the heart of Strathaven, close to the town's shops, restaurants, and central bus stop, lies this deceptively spacious mid-terrace villa. Immaculately maintained throughout, the property is tucked away within a quiet little central pocket.

The generously proportioned accommodation comprises; broad reception hallway with staircase leading to first floor, front facing lounge with feature fireplace and inset living flame gas fire, French doors leading to formal dining room with access via a second set of French doors onto the outside area. The ground floor accommodation is completed with a modern fitted kitchen with integrated appliances and a large pantry cupboard.

On the first floor there are three well-appointed bedrooms, large walk-in wardrobe, modern three-piece shower room with walk-in double shower and storage.

This lovely home further benefits from gas central heating, double glazing, allocated parking and a small area of easily maintained private garden to the front and rear with outside storage cupboard.

3



1



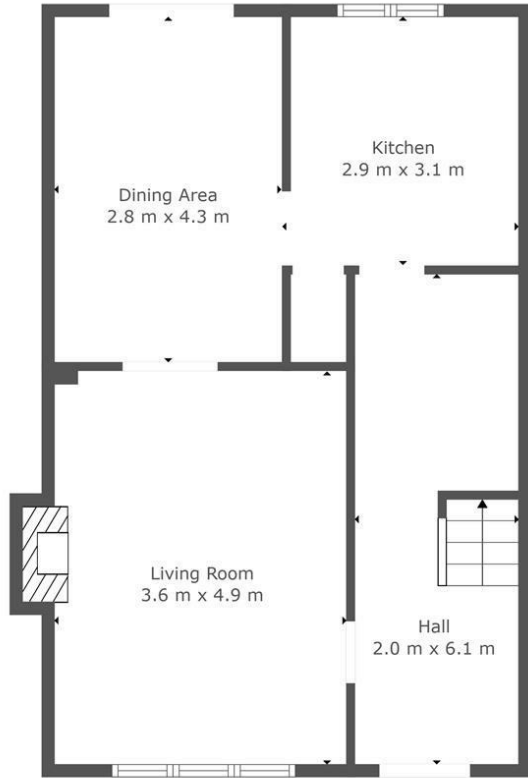
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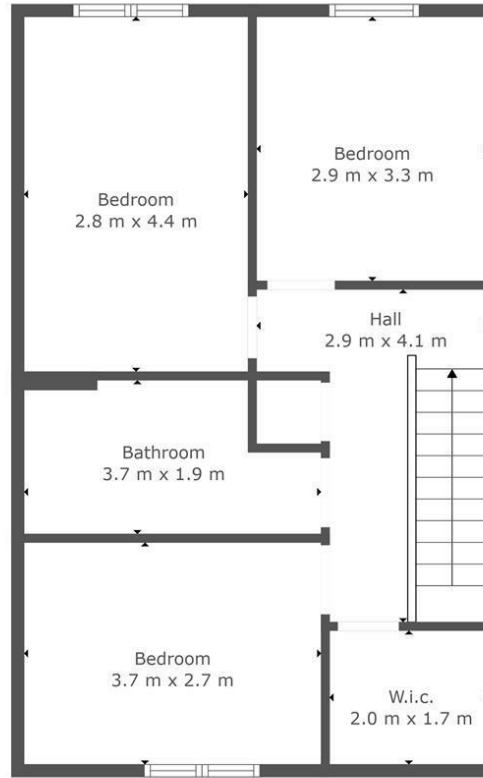








Floor 1



Floor 2



TOTAL: 106 m²
 FLOOR 1: 53 m², FLOOR 2: 53 m²
 EXCLUDED AREAS: FIREPLACE: 0 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 | | | |
| (82 plus) A | | | 87 |
| (81-81) B | | 75 | |
| (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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