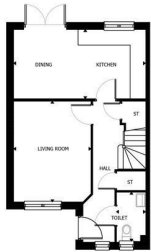




FIXED ASKING PRICE

£268,995

Queens Gate
Strathaven, ML10 6GQ



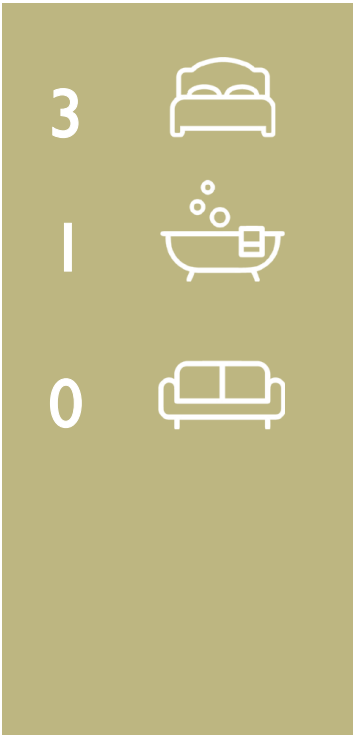
Ground Floor Plan Layout Scale 1:100



First Floor Plan Layout Scale 1:100

Room Dimensions

LIVING ROOM	3.22m X 4.19m	10' 6" X 13' 8"
KITCHEN/DINING	5.51m X 2.87m	18' 0" X 9' 4"
WC	1.17m X 2.05m	3' 10" X 6' 8"
MASTER BEDROOM	3.05m X 3.43m	10' 0" X 11' 3"
BEDROOM 2	3.21m X 2.57m	10' 6" X 8' 5"
BEDROOM 3	2.60m X 3.40m	8' 6" X 11' 1"
BATHROOM	2.36m X 2.87m	7' 9" X 9' 5"
GROSS INTERNAL FLOOR AREA	88.00 m ²	947 Square Feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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