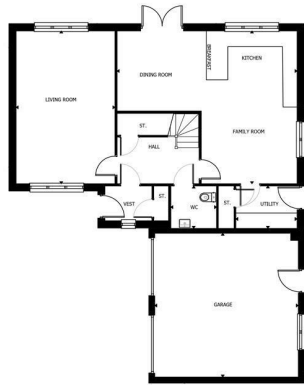




FIXED ASKING PRICE

£499,995

Queens Gate
Strathaven, ML10 6GQ



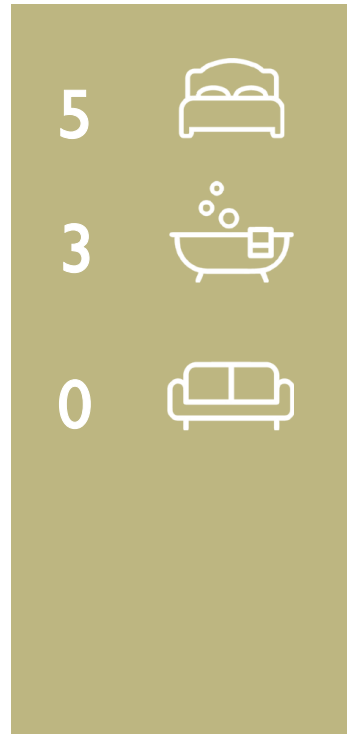
Ground Floor Plan Layout



First Floor Plan Layout

Room Dimensions

LIVING ROOM	4.12m X 6.37m	13' 6" X 20' 10"
KITCHEN	2.54m X 3.67m	8' 4" X 12' 0"
FAMILY/DINING	7.53m X 3.67m	24' 8" X 12' 0"
UTILITY	2.54m X 1.75m	8' 4" X 5' 8"
TOILET	1.84m X 1.22m	6' 0" X 5' 7"
GARAGE	6.00m X 6.00m	19' 8" X 19' 8"
MASTER BEDROOM	5.89m X 7.24m	19' 3" X 23' 9"
ENSUITE	2.87m X 2.17m	9' 4" X 7' 1"
WALK IN WARD	1.75m X 2.48m	5' 8" X 8' 1"
BEDROOM 2	4.68m X 3.35m	15' 4" X 10' 11"
ENSUITE	2.87m X 1.50m	9' 4" X 4' 11"
BEDROOM 3	3.74m X 3.35m	12' 3" X 10' 11"
BEDROOM 4	3.74m X 3.35m	12' 3" X 10' 11"
BEDROOM 5	2.97m X 2.92m	9' 8" X 9' 6"
BATHROOM	2.87m X 2.17m	9' 4" X 7' 1"
GRAND INTERNAL FLOOR AREA	211.70m ²	2278 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.



OFFICE ADDRESS
9 Townhead Street
Strathaven
ML10 6AB

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