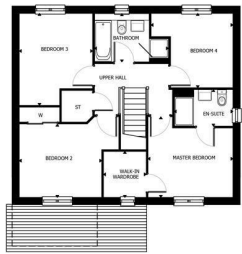




FIXED ASKING PRICE

£358,995

Queens Gate
Strathaven, ML10 6GQ



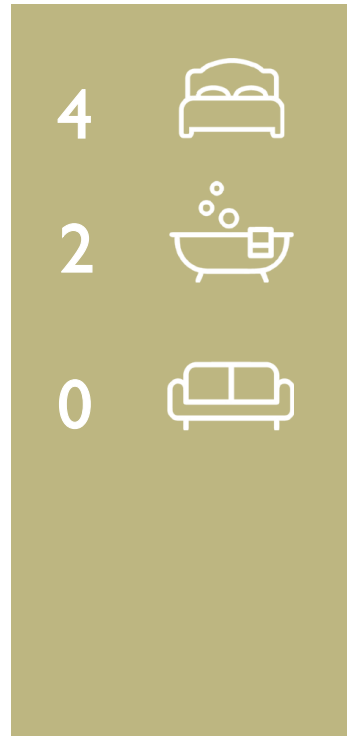
Ground Floor Plan Layout



First Floor Plan Layout

Room Dimensions

| | | |
|---------------------------|----------------------|------------------|
| LIVING ROOM | 3.52m X 4.32m | 11' 6" X 14' 2" |
| KITCHEN / DINING FAMILY | 6.87m X 3.22m | 22' 6" X 10' 7" |
| UTILITY | 1.97m X 1.85m | 6' 5" X 6' 1" |
| TOILET | 1.50m X 1.45m | 6' 3" X 4' 8" |
| GARAGE | 3.04m X 6.0m | 9' 11" X 19' 8" |
| MASTER BEDROOM | 3.54m X 3.35m | 11' 7" X 10' 11" |
| ENSUITE | 2.44m X 1.51m | 8' 0" X 4' 11" |
| WALK IN WARD. | 1.77m X 1.90m | 5' 9" X 6' 2" |
| BEDROOM 2 | 4.15m X 3.35m | 13' 7" X 10' 11" |
| BEDROOM 3 | 3.05m X 3.80m | 10' 0" X 12' 5" |
| BEDROOM 4 | 3.40m X 3.08m | 11' 1" X 10' 1" |
| BATHROOM | 3.05m X 2.00m | 10' 0" X 6' 6" |
| GROSS INTERNAL FLOOR AREA | 123.30m ² | 1327 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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