



OFFERS OVER
£115,000
Fernlea Road
Strathaven, ML10 6NS

PROPERTY SUMMARY

Enjoying a great position with a leafy outlook is this spacious mid-terrace villa. Conveniently located for local schooling the property would make an ideal first family home or first time buy. In need of a little love, the property has plenty of potential.

The well-proportioned accommodation comprises; reception hallway with large under-stairs storage, bright, spacious lounge overlooking grassy area to the front of the property, archway to dining room, fitted kitchen leading to conservatory with access onto rear garden.

Accessed via a staircase with solid wood balustrade is the upper level where you will find two generous double bedrooms, modern three-piece shower room and access hatch to the attic space, ideal for storage.

The property further benefits from gas central heating, double glazing, fully enclosed front and rear gardens. The rear garden is slabbed for easy maintenance and has a gate leading to a parking area.

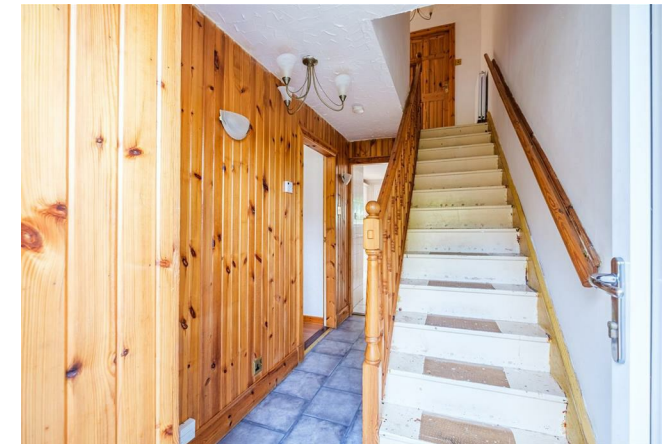
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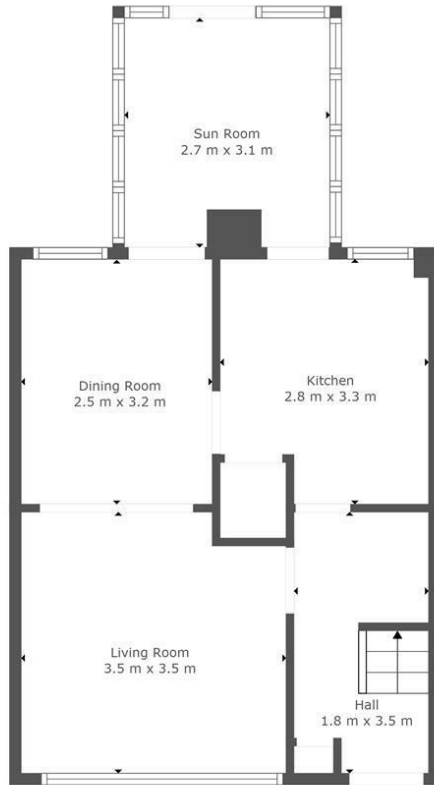
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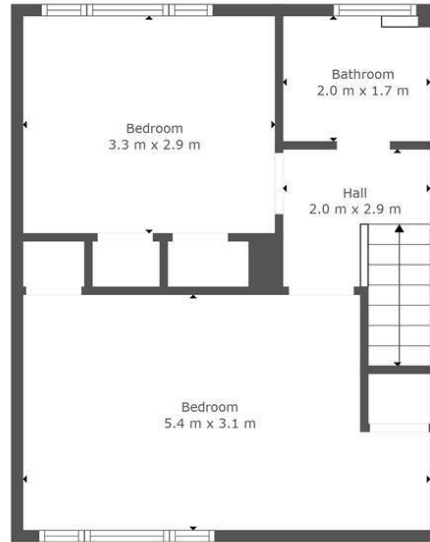








Floor 1



Floor 2



TOTAL: 66 m²
 FLOOR 1: 29 m², FLOOR 2: 37 m²
 EXCLUDED AREAS: KITCHEN: 8 m², SUN ROOM: 8 m²
 This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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