



OFFERS OVER

**£399,000**

**Colinhill Road**  
Strathaven, ML10 6EU



## PROPERTY SUMMARY

**\*\*\*CLOSING DATE FRIDAY 4TH OCTOBER AT 12PM\*\*\*** Located within a sought-after, core Strathaven address and positioned on a generous South facing plot, this exceptional five bedroom detached villa is in truly immaculate condition. Meticulously maintained, stylishly presented and with a flexible layout of spacious apartments, this beautiful home offers a wonderful opportunity for a family to acquire their forever home.

The well-proportioned accommodation comprises; substantial entrance porch, broad and welcoming reception hallway and a formal front facing lounge with bay window and feature fireplace with living flame gas fire insert. At the heart of this fabulous family home is a stunning, bespoke, and newly fitted dining kitchen with seating area and bifold doors leading out onto a large raised composite deck ideal for outdoor entertaining. Also, at ground level you will find a formal dining room with fitted storage, double bedroom with fitted storage and modern three-piece shower room.

Accessed via a bright and airy upper landing is a luxurious master suite with dual aspect, modern three-piece shower room and plentiful built-in storage, a recently fitted 'hotel worthy' four-piece bathroom with freestanding round bathtub and a further three well-appointed bedrooms, one of which is currently being utilised as a home office. The first floor also has an abundance of eaves storage and loft access.

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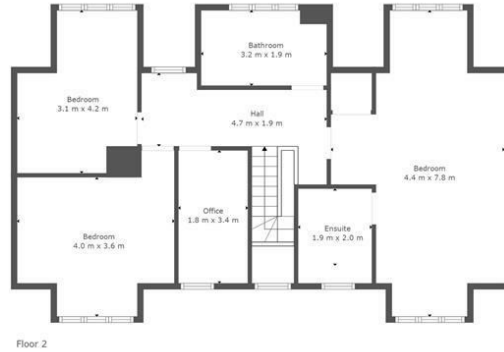




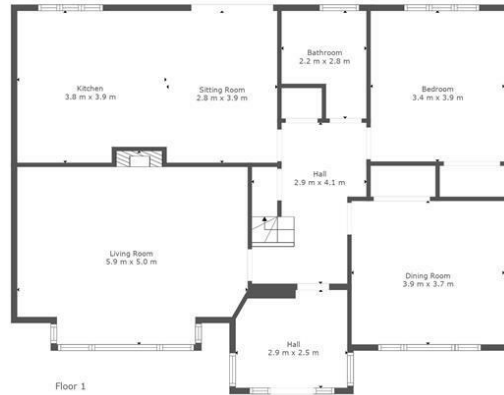








Floor 2



Floor 1

**TOTAL: 185 m<sup>2</sup>**  
 FLOOR 1: 108 m<sup>2</sup>, FLOOR 2: 77 m<sup>2</sup>  
 EXCLUDED AREAS: " ": 22 m<sup>2</sup>, LOW CEILING: 3 m<sup>2</sup>  
 This Floorplan Is Intended To Give An Indication Of The Layout Only.

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**


Freehold

**COUNCIL TAX BAND**

F

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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**

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**OFFICE DETAILS**

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