



OFFERS OVER

**£249,000**

**The Bothy**  
Strathaven, ML10 6BZ



## PROPERTY SUMMARY

**\*\*\*CLOSING DATE FRIDAY 25TH OCTOBER AT 12PM\*\*\*** Situated on the periphery of Strathaven enjoying a stunning open outlook over the surrounding countryside whilst remaining only a short walk from the town centre, The Bothy really is perfectly positioned to take advantage of both worlds. Set within approximately half an acre of garden grounds this unique and characterful home presents a rare opportunity to obtain a semi-rural property in truly walk-in condition.

The immaculately maintained, all on the level accommodation comprises; reception hallway/boot room with feature bespoke fitted storage and bench and modern three-piece shower room usefully located off the hallway, ideal for washing muddy dogs and boots. The substantial formal lounge with sliding doors opening onto a large, raised decking area benefits from the best of the incredible views. This lovely apartment has been utilised as the master bedroom by the current owners prior to becoming a public room.

A utility area leads to the stylish modern kitchen with access to garden, open plan to a striking double height living and dining room flooded with light from a large picture window with built-in window seat. The spacious layout of

2



2



2



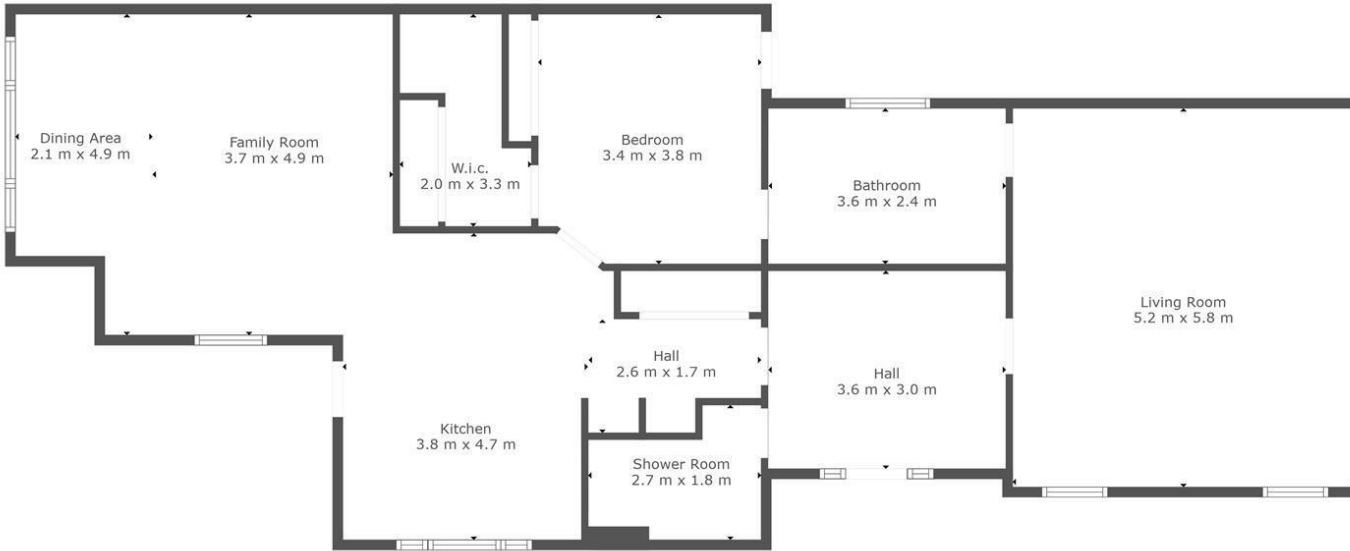












**TOTAL: 126 m2**  
**FLOOR 1: 126 m2**

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
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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**  
 9 Townhead Street  
 Strathaven  
 ML10 6AB

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