



OFFERS OVER

£349,500

Rickard Avenue
Strathaven, ML10 6GW

PROPERTY SUMMARY

Stunning family home in walk in condition. Stylish and practical, with beautiful views and not overlooked at rear. Professionally landscaped garden. Within walking distance of schools and amenities.

The spacious and versatile accommodation comprises; broad and welcoming reception hallway, tv room/snug, modern two-piece cloaks/wc with ample space to convert into shower room, family room/bedroom five, formal rear facing lounge and modern dining size kitchen with integrated appliances and French doors leading onto garden.

On the upper level are four generous and well-proportioned double bedrooms. The master bedroom has its own modern en-suite shower room, the two front facing double bedrooms share a 'Jack and Jill' en-suite shower room. Completing the first-floor accommodation is hall storage cupboard and access hatch to the attic space.

Further benefits of this beautiful home are gas central heating, double glazing, driveway for several cars, detached garage, and attractive professionally landscaped gardens. The fully enclosed rear garden is child and pet friendly and offers a high level of privacy with open country outlook to rear, double slatted fence, a striking slate patio perfect for outdoor entertaining, lawn area and chips for easy maintenance.

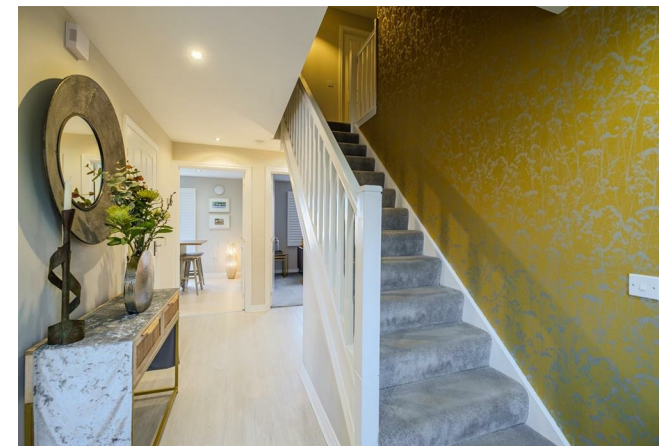
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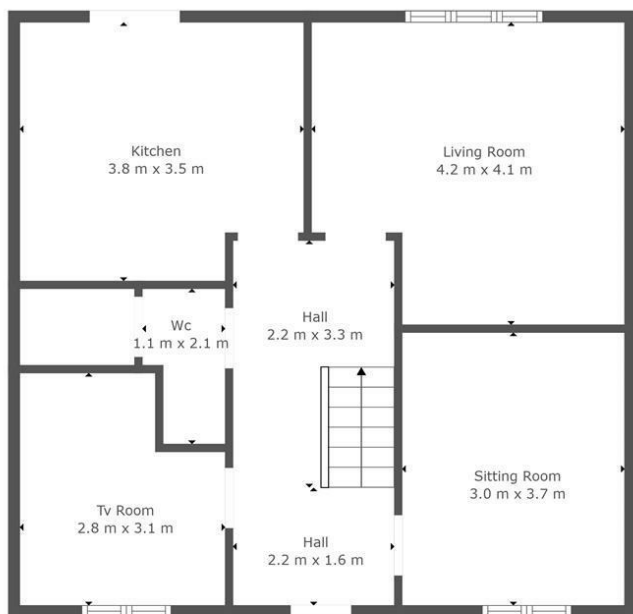
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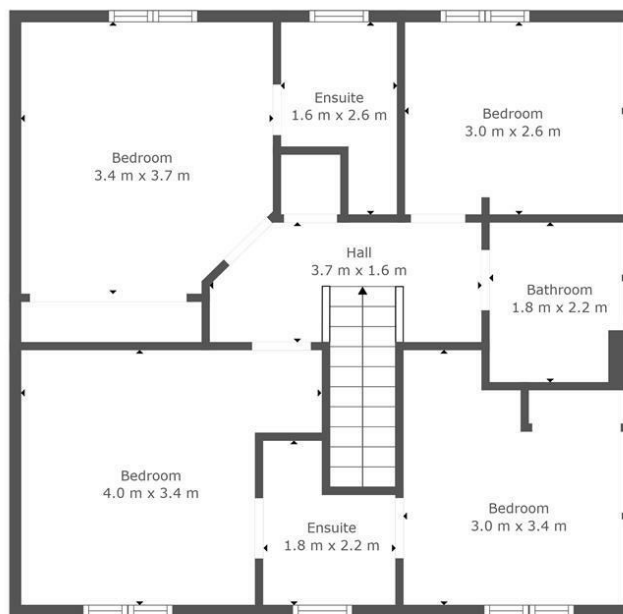








Floor 1



Floor 2



TOTAL: 128 m2
FLOOR 1: 64 m2, FLOOR 2: 64 m2

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
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(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

cruive
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