

cruive
ESTATE AGENTS

OFFERS OVER

£370,000

Fleming Boulevard
Strathaven, ML10 6GU

PROPERTY SUMMARY

Enjoying a prime corner position on the periphery of the sought-after Lauder Gardens development with stunning views across the adjacent countryside, is this beautiful modern detached family home. Constructed by builders David Wilson and used as their showcase home, this attractive villa offers a generous and flexible layout, ideal for family life.

The spacious layout of bright and airy apartments comprises; broad and welcoming reception hallway, substantial modern fitted kitchen with integrated appliances and central island, open to living and dining area, utility room, family room/bedroom five, modern two-piece cloaks/wc, and striking formal lounge flooded with light from the Southern facing aspects. Both the lounge and kitchen have French doors opening out onto a 'courtyard' patio, perfect for parties and entertaining.

On the upper floor you will find four well-balanced and generous double bedrooms all with fitted wardrobes. The master bedroom benefits from its own modern three-piece en-suite shower room and pretty Juliet balcony. The two bedrooms on the Eastern side of the building enjoy the best of the lovely views. The first-floor accommodation is completed by a modern four-piece family bathroom and hall storage.

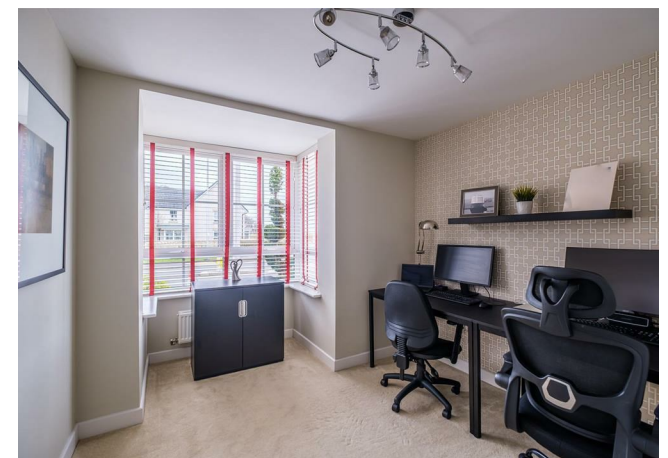
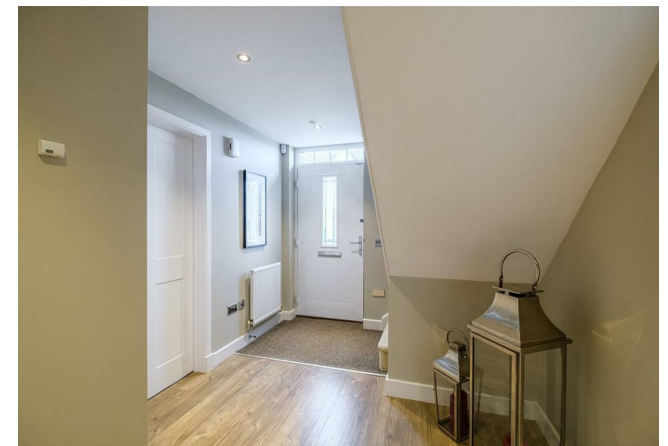
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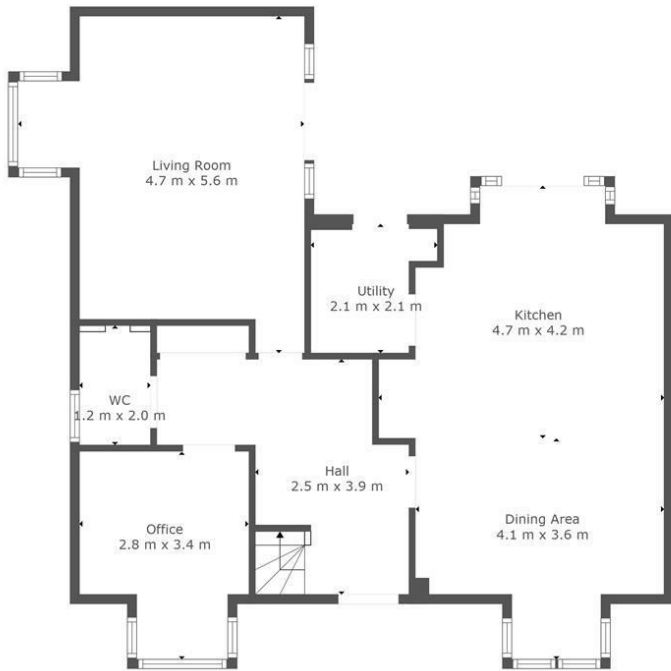
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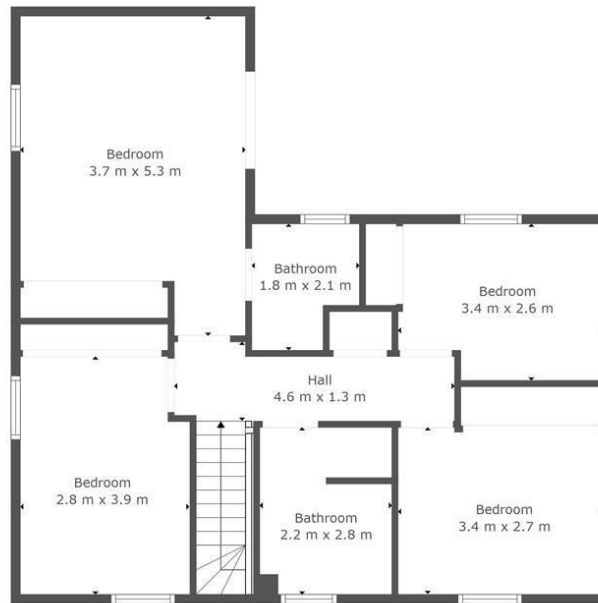








Floor 1



Floor 2



TOTAL: 150 m2
FLOOR 1: 78 m2, FLOOR 2: 72 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

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	

80 88

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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