

cruise  
ESTATE AGENTS

OFFERS OVER

£250,000

Cochrane Street  
Strathaven, ML10 6ND



## PROPERTY SUMMARY

**\*\*\*CLOSING DATE FRIDAY 28TH MARCH @ 12PM\*\*\*** Conveniently located within the heart of central Strathaven within the established, sought after address of Cochrane Street, is this much-loved traditional home. With spacious accommodation over two levels and a beautiful mature Southwest facing garden, this immaculately maintained semi-detached villa offers a great opportunity to obtain a fabulous family home.

The flexible layout of accommodation comprises; broad and welcoming reception hallway, generous front facing lounge with feature fireplace with inset living flame gas fire, substantial dining size, quality solid wood fitted kitchen, leading to sunroom with French doors onto an attractive patio area, formal dining room/bedroom four, large double bedroom with fitted solid wood furniture, and a three-piece bathroom with over-bath shower.

On the upper floor you will find two double bedrooms both with generous, useful attic storage, and a three-piece shower room.

This deceptively spacious family home further benefits from gas central heating, double glazing, large garage with workshop space to the rear, greenhouse, shared driveway to side, parking to front, and stunning well-tended established gardens. The central location of the property allows convenient access to local amenities, whilst being a child friendly no-through street.

4



2



2



















**TOTAL: 129 m2**  
 FLOOR 1: 105 m2, FLOOR 2: 24 m2  
 EXCLUDED AREAS: BAY WINDOW: 1 m2, LOW CEILING: 7 m2  
 This Floorplan Is Intended To Give An Indication Of The Layout Only.

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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



**cruive**  
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