

OFFERS OVER

£320,000

Crosshill Avenue
Strathaven, ML10 6DN

PROPERTY SUMMARY

Situated within the heart of Strathaven within a much sought-after address is this charming, deceptively spacious traditional semi-detached villa. Nicely positioned on a quiet no-through road with an attractive outlook over the neighbouring bowling green, this beautifully presented four-bedroom family home is sure to be popular.

The substantial layout of apartments comprises; broad and welcoming reception hallway with cloaks storage, front facing lounge with log burning stove, and pretty bay window, fitted shaker style kitchen enjoying the best of the view across the green, and generous sunroom currently being utilised as a formal dining space with access to rear garden.

Continuing at ground floor level you will find bedroom four/family room, home office, and modern three-piece shower room. Accessed via a turned staircase flooded with light from a large aspect at half level is the upper floor with a further three double bedrooms; two of which have fitted wardrobes. The first floor is completed by a three-piece family bathroom and hall storage.

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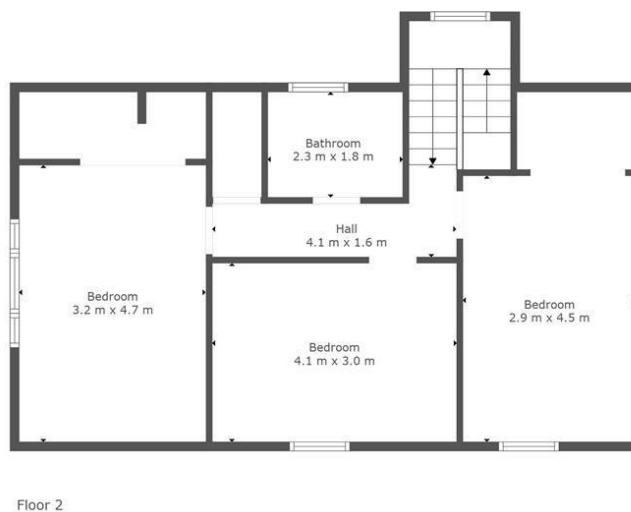
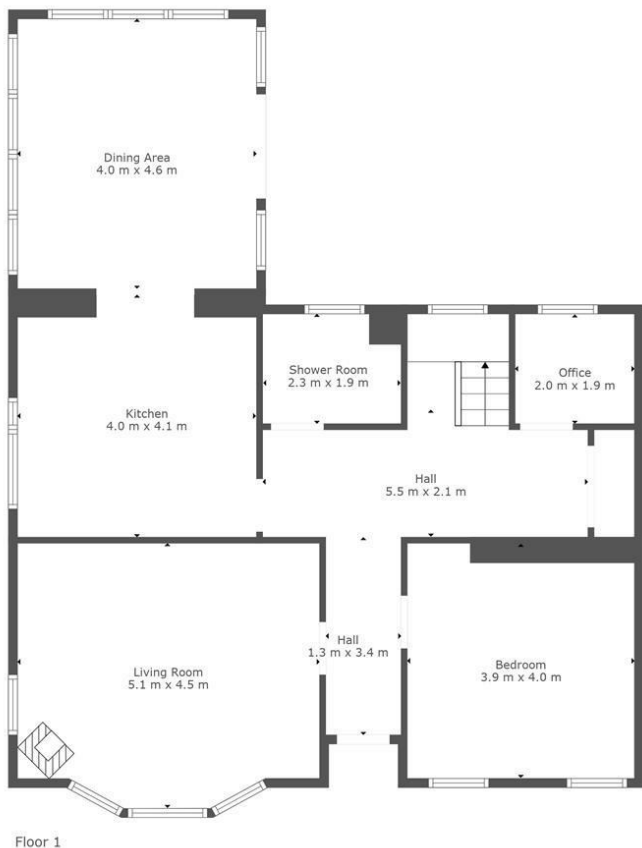
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TOTAL: 160 m²
 FLOOR 1: 103 m², FLOOR 2: 57 m²
 EXCLUDED AREAS: LOW CEILING: 7 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	58	83
(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

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
 ESTATE AGENTS

OFFICE ADDRESS

9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS

01357 510088
 judithmcgill@cruive-
 estateagents.co.uk