



OFFERS OVER

£375,000

Cairn View
Strathaven, ML10 6XZ

PROPERTY SUMMARY

Positioned on a generous South facing plot on the periphery of Strathaven surrounded by picturesque countryside is this stunning family home. The substantial accommodation extending to over 2000sqft has been beautifully finished by the current owner and offers a fabulous opportunity for a discerning purchaser to acquire an incredible property in truly immaculate condition.

The well-appointed layout of apartments comprises; entrance vestibule, broad and welcoming reception hallway with an abundance of useful storage, downstairs bedroom four with fitted wardrobes, three-piece shower room, formal lounge with log burning stove and flooded with light from multiple aspects, sleek and stylish modern fitted dining size kitchen with integrated appliance, breakfast bar, and large walk-in pantry cupboard, family room with log burning stove open to kitchen, utility room with side access, and dining/sunroom enjoying the best of the views with French doors leading onto raised composite decking perfect for alfresco dining.

Accessed via an attractive turned staircase with glass and oak balustrade is the spacious upper landing with storage and access to floored attic. The three well-proportioned double bedrooms all have the benefit of their own en-suite facilities and fitted wardrobes, the master bedroom has the additional luxury of a fully fitted walk-in dressing room and pretty views across the adjacent countryside.

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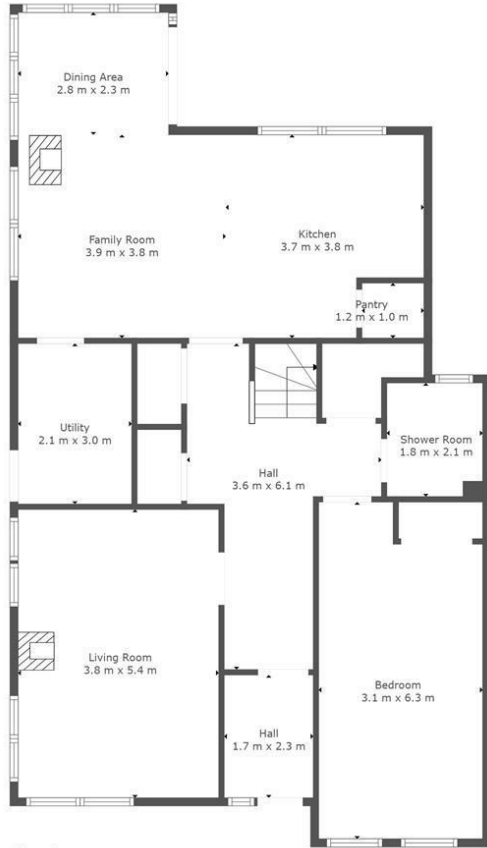
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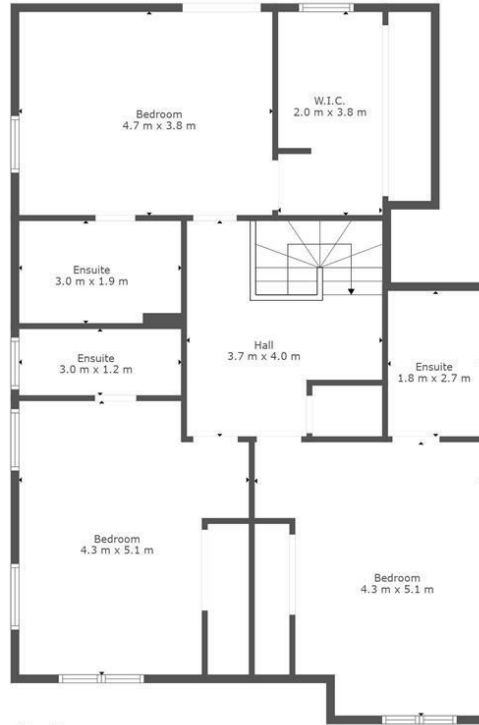








Floor 1



Floor 2

TOTAL: 210 m²
 FLOOR 1: 112 m², FLOOR 2: 98 m²
 EXCLUDED AREAS: " " : 6 m², LOW CEILING: 2 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		
(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



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