

OFFERS OVER

£249,000

Westfield Park
Strathaven, ML10 6XH

PROPERTY SUMMARY

Located within the child friendly cul de sac of Westfield Park and positioned on a South facing plot is this beautifully presented extended modern four bedroom detached villa. Immaculately maintained throughout with neutral and fresh decor, this lovely family home is sure to be popular.

The well-proportioned accommodation comprises; reception hallway, front facing formal lounge with under-stairs storage, double oak and glass doors leading to generous dining size sleek modern fitted kitchen with integrated appliances, double oak and glass doors to conservatory currently used as sitting room with French doors opening onto rear garden, and bedroom four/family room with glazed door to rear.

On the upper level you will find three well-appointed bedrooms, two of which have built-in storage. Completing the first floor accommodation is a stylish three-piece shower room, hall storage, and access hatch to floored loft.

This stunning family home further benefits from gas central heating, double glazing, and monoblock driveway with ample space for several cars. The fully enclosed rear garden is child and pet friendly with a large artificial lawn for easy maintenance, and an attractive raised timber deck ideal for entertaining and enjoying the South facing aspect.

4



1



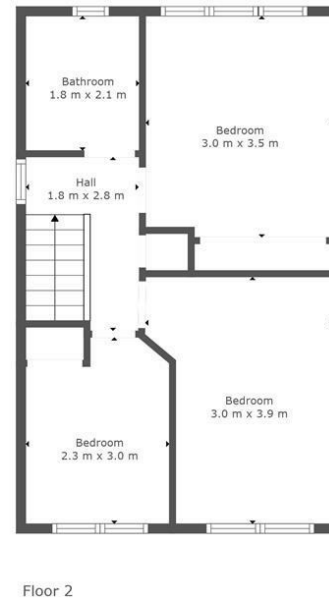
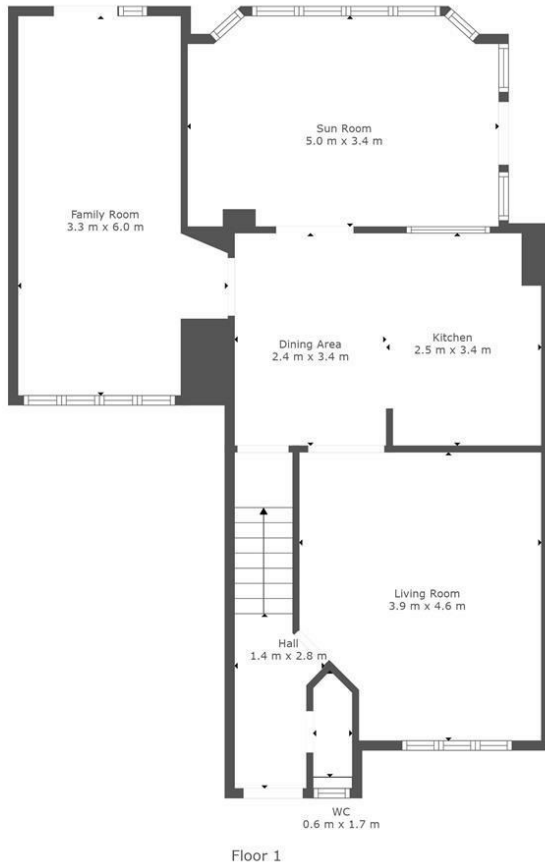
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TOTAL: 116 m²
FLOOR 1: 76 m², FLOOR 2: 40 m²

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

OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-
 estateagents.co.uk