



cruise
ESTATE AGENTS

OFFERS OVER

£360,000

Rhana, Muttonhole Road
Hamilton, ML3 8RU

PROPERTY SUMMARY

Nestled within beautifully tended, mature gardens, extending to approximately 0.33 acre is this immaculately maintained detached bungalow. With a pretty semi-rural location, conveniently located for both Strathaven and Hamilton amenities, and substantial, all on the level accommodation, this lovely home is sure to appeal to a broad section of buyers.

The spacious, bright and airy accommodation comprises; welcoming reception hallway with excellent storage cupboard, generous formal dining room with French doors opening out onto a pleasant patio area tucked away within a decked, sheltered suntrap area ideal for entertaining, feature fireplace with living flame gas fire, and double doors leading to substantial lounge flooded with light from dual aspect patio door and window, and stylish wall mounted fire.

The well-presented accommodation continues with the front facing dining size fitted kitchen, three-piece family bathroom with storage, hallway with storage leading to three well-appointed bedrooms, all of which have fitted storage, the master bedroom also benefits from its own modern three-piece en-suite shower room. Also accessed via the hallway is a useful rear porch leading to the garden.

This fantastic family home further benefits double glazing, oil fired central heating, extensive driveway with space for multiple cars, detached well-maintained double garage, and floored attic offering plenty of storage. The attractive, well-established gardens surrounding the property offer complete privacy, and have evidently been very much loved by the current owners with a variety of trees, plants, shrubs, large lawn areas, and a lovely ornamental fishpond.

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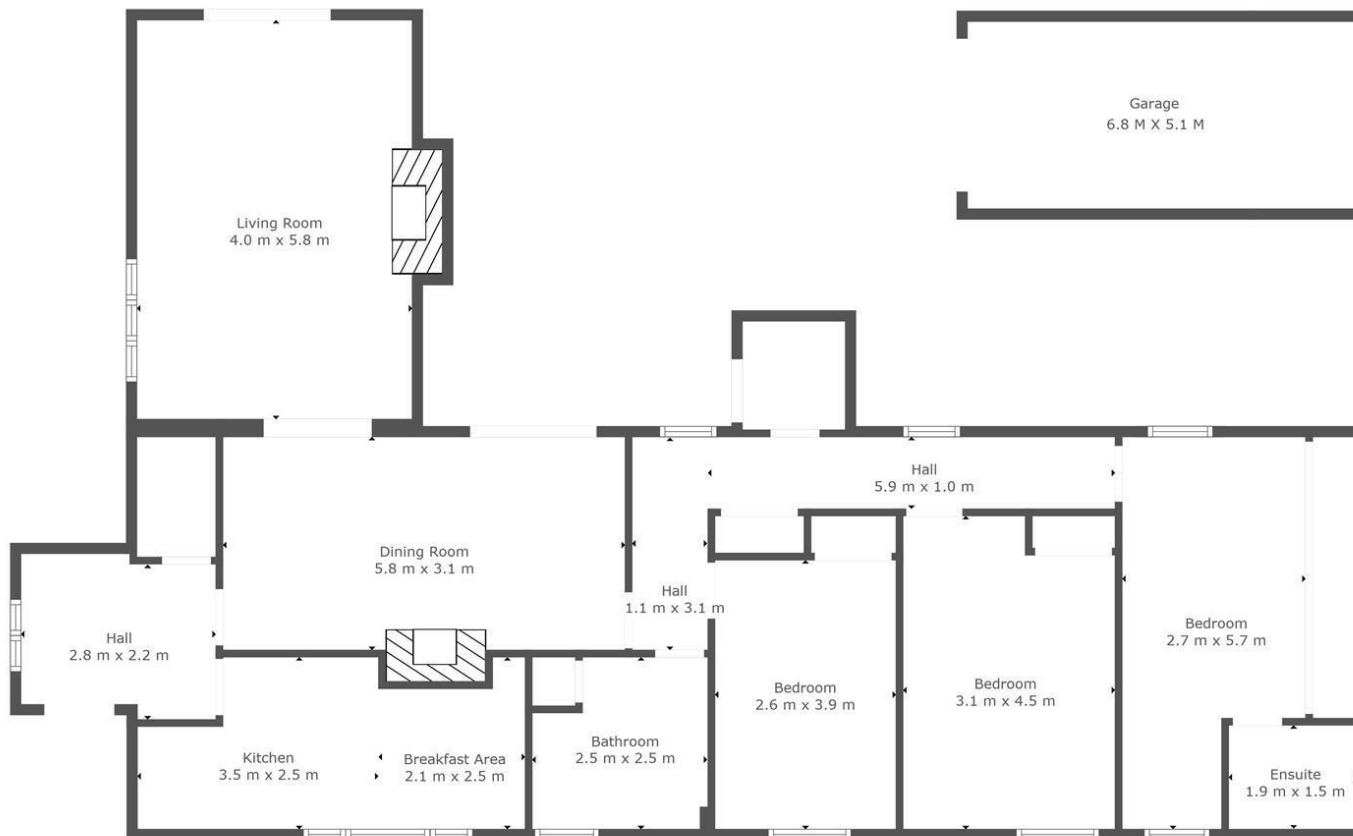
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TOTAL: 130 m2
FLOOR 1: 130 m2
 EXCLUDED AREAS: UNDEFINED: 2 m2, BAY WINDOW: 1 m2, FIREPLACE: 1 m2
 This Floorplan Is Intended To Give An Indication Of The Layout Only.



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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	31	
(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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