



OFFERS OVER

**£229,000**

**George Allan Place**  
Strathaven, ML10 6EH



## PROPERTY SUMMARY

Nicely positioned within the attractive cul de sac of George Allan Place, neighbouring the beautiful Strathaven Park is this immaculately maintained three-bedroom modern detached villa. Offering spacious accommodation, an enviable Southwest facing garden, and an attractive location close by to both Kirkland Park Primary and Strathaven Academy this lovely home is sure to be popular.

The flexible layout of apartments comprises; welcoming reception hallway with under-stairs storage, modern three-piece wet-room, generous front facing lounge with bay window, feature fireplace and electric fire inset, bedroom three/tv-room, dining room, conservatory with French doors leading onto garden, and quality solid wood fitted kitchen with integrated oven, hob, hood, and microwave, and access to rear.

On the upper floor accessed via a spacious landing with excellent built-in storage are two well-proportioned double bedrooms both with fitted wardrobes, and four-piece bathroom with freestanding roll-top bathtub.

This fabulous home further benefits from gas central heating, double glazing, extended detached garage, and tarmac driveway with ample space for several cars. Both the front and rear gardens have well-tended with a variety of trees, shrubs, and plants. The fully enclosed Southwest facing rear garden is laid with artificial grass for low maintenance, and an attractive ornamental patio ideal for entertaining.

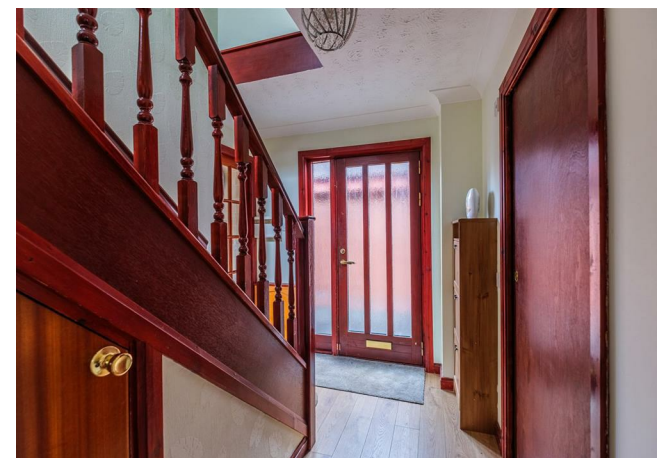
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2



3







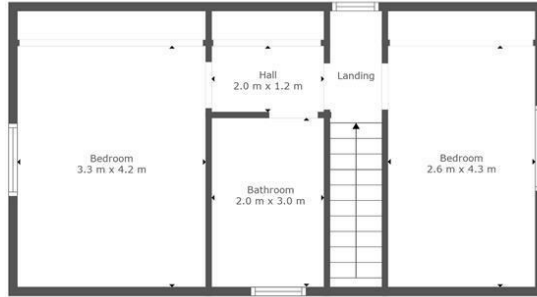




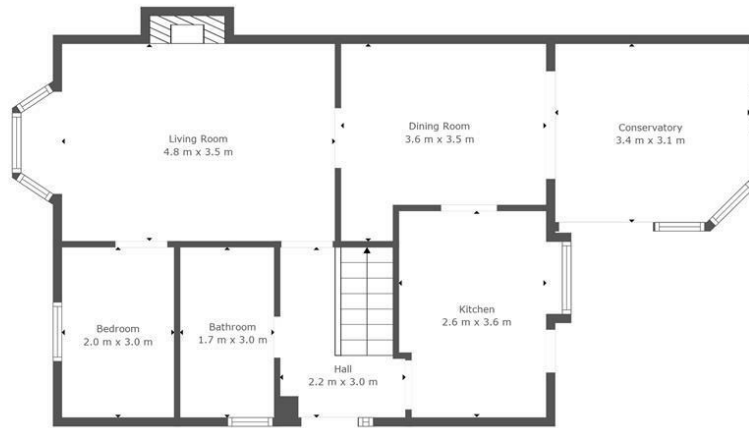








Floor 2



Floor 1



**TOTAL: 99 m<sup>2</sup>**  
 FLOOR 1: 56 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
 EXCLUDED AREAS: CONSERVATORY : 11 m<sup>2</sup>, BAY WINDOW: 1 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>,  
 LOW CEILING: 1 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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



## OFFICE ADDRESS

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## OFFICE DETAILS

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