



OFFERS OVER

£399,000

Strathaven, ML10 6PD

PROPERTY SUMMARY

Nestled within the pretty, semi-rural village of Sandford is this outstanding four/five bedroom period property. Presenting a once in a lifetime opportunity to acquire a family home of this calibre, The Old Schoolhouse offers substantial accommodation set within beautiful, extensive, and mature gardens. This incredible property, steeped in local history, offers a great opportunity for a family to purchase their forever home.

The spacious and versatile layout of apartments comprises; entrance vestibule, broad and welcoming reception hallway with excellent storage, family room/bedroom four flooded with light from triple aspects, and with the lovely period feature of an 'arts and crafts' style alcove, porthole window, and fireplace with electric fire inset, substantial master-bedroom with three-piece en-suite shower room. Completing the Eastern side of the property is a four-piece family bathroom.

Facing the front of the property overlooking a large lawned area bounded by a tall, well-established beech hedge are two bright and airy double bedrooms. At the heart of this charming character home is an attractive lounge with bay window enjoying the lovely views, fireplace with gas fire inset, and French doors leading onto timber deck perfect for outdoor entertaining, dining size farmhouse style kitchen with central island, inner hallway with rear access, utility

4



2



2









The Old
School House



TOTAL: 197 m2
FLOOR 1: 197 m2
 EXCLUDED AREAS: STORAGE: 4 m2, "": 1 m2, WALLS: 12 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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