

cruise
ESTATE AGENTS

OFFERS OVER

£275,000

Kirk Street
Strathaven, ML10 6BA

PROPERTY SUMMARY

Situated within the heart of Strathaven is this deceptively spacious, charming four-bedroom Victorian cottage with extremely private, mature, South facing rear garden. With the original traditional apartments located to the front of the property, and a substantial extension to the rear offering open plan family living, this lovely period home really does offer the best of both worlds.

The flexible accommodation comprises; entrance vestibule, reception hallway, large utility/boot room, front facing formal lounge which could easily be utilised as a fourth bedroom with feature fireplace, home office with access to rear garden, and three-piece bathroom with over-bath shower.

Located to the rear of the property is a modern fitted kitchen with integrated appliances open plan to a fabulous bright and spacious family room with French doors leading onto garden, and generous master bedroom with modern three-piece en-suite shower room. A further two well-proportioned double bedrooms can be found on the upper floor.

This fabulous family home further benefits from gas central heating, double glazing, outhouse/storage, and well-tended gardens. The garden to the rear is child and pet friendly, fully enclosed, South facing, and offers a high level of privacy. A substantial attic space offers a great opportunity for further development with the relevant planning.

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This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

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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