

cruive
ESTATE AGENTS

OFFERS OVER

£450,000

Healds Drive
Strathaven, ML10 6XL

PROPERTY SUMMARY

Occupying a generous plot with an open outlook to front and an elevated position enjoying the views across the surrounding countryside, is this exceptional modern family home. Located within the popular development of Colinhill Grange, this beautiful detached villa offers a rare chance to obtain a property of this calibre. With substantial accommodation, professionally landscaped rear garden providing a high level of privacy, and immaculate presentation, number 44 Healds Drive offers a family the opportunity to obtain their forever home.

The bright, spacious, and tastefully decorated accommodation comprises; broad and welcoming reception hallway with useful cloaks cupboard, formal lounge with feature fireplace and electric fire inset, sizeable family room, stunning modern kitchen with integrated appliances, breakfast bar, and French doors leading to garden, dining area also with French doors opening onto patio perfect for al fresco dining, open plan sitting area/tv room, utility room with side access, and two-piece cloaks/wc.

A staircase with a striking glass and walnut balustrade leads to the upper level where five well-proportioned bedrooms can be found. The hotel-worthy master suite has a walk-in closet and a luxurious four-piece en-suite bathroom.

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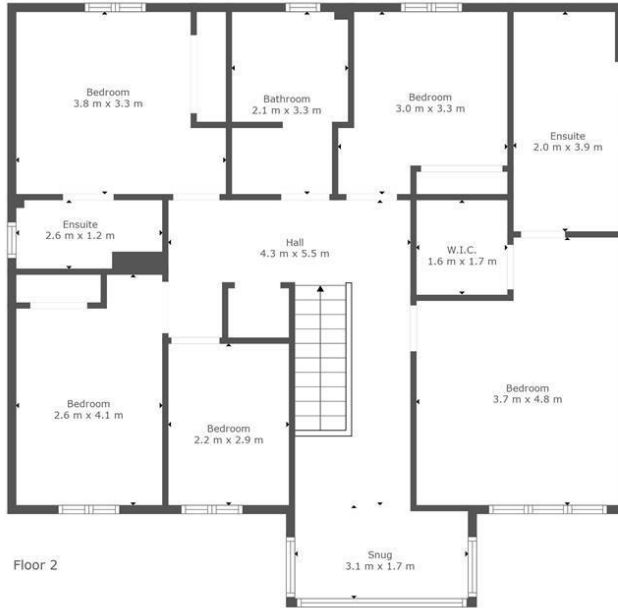
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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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



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



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