

OFFERS OVER

£475,000

Dunavon Crescent
Strathaven, ML10 6HB

PROPERTY SUMMARY

Located within one of Strathaven's most desirable addresses conveniently located for both Strathaven Academy and Kirkland Park Primary School is this immediately impressive, detached family home set within substantial garden grounds. Behind an attractive facade the extensive accommodation formed over two levels is both spacious and flexible. Externally the pretty, mature gardens have been thoughtfully laid out to offer a high level of privacy and a beautiful space to relax, play, or entertaining.

The well-appointed accommodation comprises; striking double height entrance vestibule with exposed beams, reception hallway, modern three-piece family bathroom with over-bath shower, hall storage, modern fitted kitchen with integrated twin ovens, hob, hood, and dishwasher, utility room, spacious sitting room with Bifold doors opening to stunning sunroom currently used as a lounge and games room, formal dining room, master-bedroom with luxury four-piece en-suite bathroom and French doors leading directly onto the rear garden.

On the upper floor accessed via a turned staircase flooded with light from two large overhead Velux windows are five generous double bedrooms; four of which have fitted storage, three-piece family bathroom with over-bath shower,

6



4



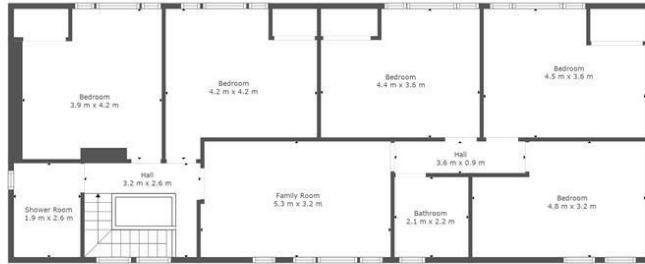
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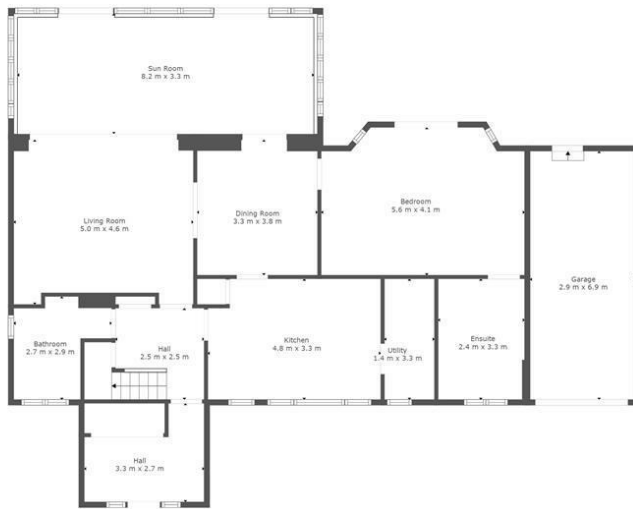








Floor 2



Floor 1

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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



OFFICE ADDRESS

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OFFICE DETAILS

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