

OFFERS OVER

£385,000

Beauly Avenue
Strathaven, ML10 6FE

PROPERTY SUMMARY

Occupying a generous corner plot position within the established and highly regarded development of 'Meadowside' is this attractive modern detached villa. Constructed by Bryant Homes, this immediately impressive family home offers well-maintained and spacious accommodation set amidst mature, very much loved, South facing gardens offering a high level of privacy.

The substantial layout of apartments comprises; welcoming reception hallway with under-stairs storage, modern two-piece cloaks, beautiful formal lounge flooded with light coming from a front facing bay window and rear facing French doors allowing direct access to a pleasant patio area draped with stunning, well-established Wisteria, quality fitted kitchen with central island open to seating area with bay window, sizeable sunroom which over the years has worked just as successfully as a formal dining room as it has a playroom for the current owners - this fabulous space also has French doors leading to the rear garden and solar control glass. Also at ground level is a useful utility room with side access, and a study/snug.

Located on the first floor are four well-proportioned bedrooms, three of which benefit from fitted wardrobes, and the master bedroom having the luxury of its own modern three-piece en-suite shower room. The fourth bedroom is

4



2



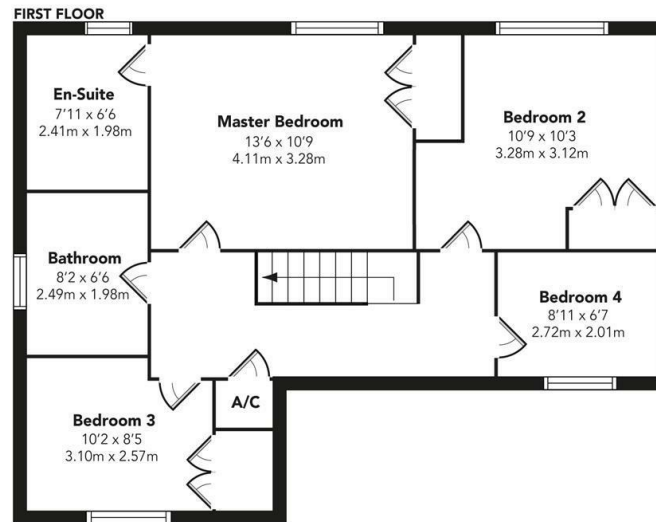
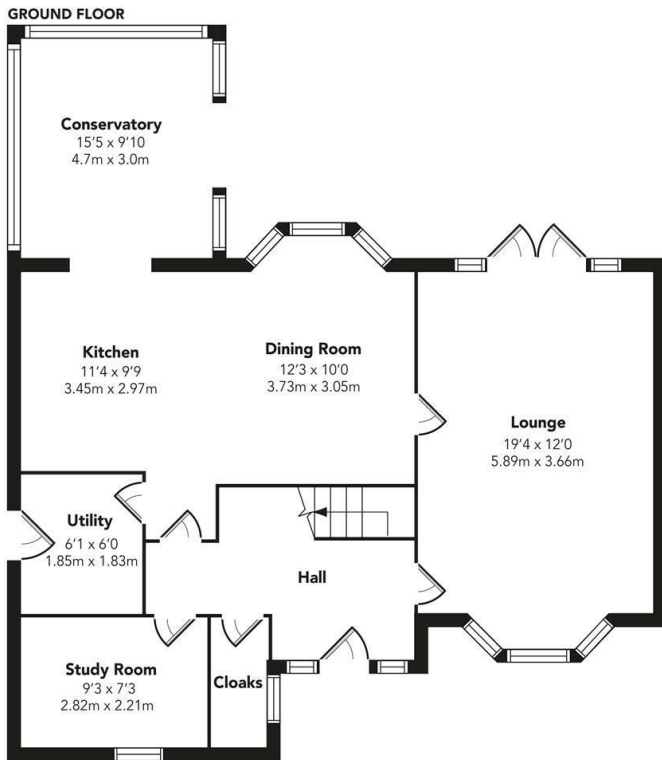
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Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



LOCAL AUTHORITY

South Lanarkshire

TENURE

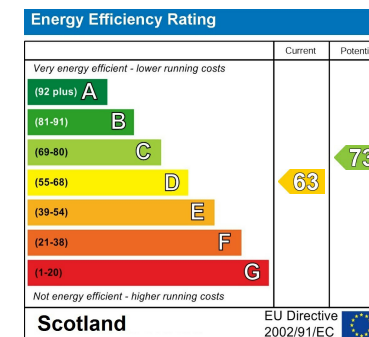
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



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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