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OFFERS OVER

£475,000

Overton Road
Strathaven, ML10 6JW

PROPERTY SUMMARY

CLOSING DATE WEDNESDAY 19TH NOVEMBER AT 12PMOffering the rare opportunity to acquire a detached, double fronted, Victorian property of this calibre within Strathaven is number 11 Overton Road. This handsome, blonde sandstone period property has been lovingly upgraded under the current owner's tenure, resulting in the exceptional, family home it is today. Set within beautiful, mature gardens offering a high level of privacy, this stunning property offers a family the chance to purchase their forever home.

The spacious layout of accommodation comprises; entrance vestibule, broad and welcoming reception hallway, formal lounge with all the grandeur you would expect from a building of this era with full wall of bespoke bookcases, feature fireplace with wood burning stove, bay window, and detailed cornice work, formal dining room with feature fireplace and electric fire inset, recently fitted stylish kitchen with breakfast bar, and integrated appliances, substantial family/garden room with log burning stove, and French doors leading onto raised timber decking ideal for entertaining.

Completing the ground level accommodation is a useful home office, utility room, generous storage, two-piece cloaks/wc, and a flexible apartment currently being utilised as a tv room which would easily serve as a fourth bedroom with

4



2



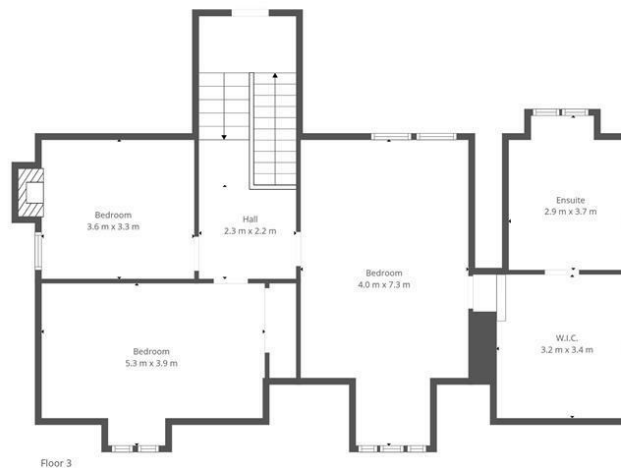
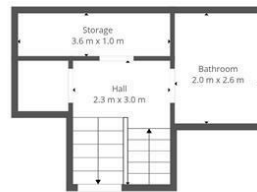
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

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	62	69
	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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