

OFFERS OVER

£349,950

Fleming Boulevard
Strathaven, ML10 6GU

PROPERTY SUMMARY

Presented to the market in truly walk-in condition is this stunning modern detached family home. Constructed by David Wilson circa 2018 this immediately impressive villa has evidently been exceptionally well-cared for by the current owners. Behind its attractive facade the property offers spacious and stylish accommodation perfect for family living.

The generous layout of beautifully decorated apartments comprises; broad and welcoming reception hallway, front facing formal lounge with pretty bay window, and feature log burning stove, tv room/home office which could easily lend itself to being a fifth ground floor bedroom if necessary, substantial modern dining size kitchen with integrated appliances, and bay window patio doors leading directly to rear garden, utility room with rear access, and modern two-piece cloaks/wc.

Accessed via an attractive half turn staircase is the upper landing where four well-proportioned bedrooms can be found; the master bedroom benefits from having its own modern en-suite shower room and fitted wardrobes. One of the double bedrooms is currently being utilised as another lounge and another as a luxurious fully fitted dressing room. Completing the first-floor accommodation is a modern four-piece family bathroom, hall storage, and loft access hatch.

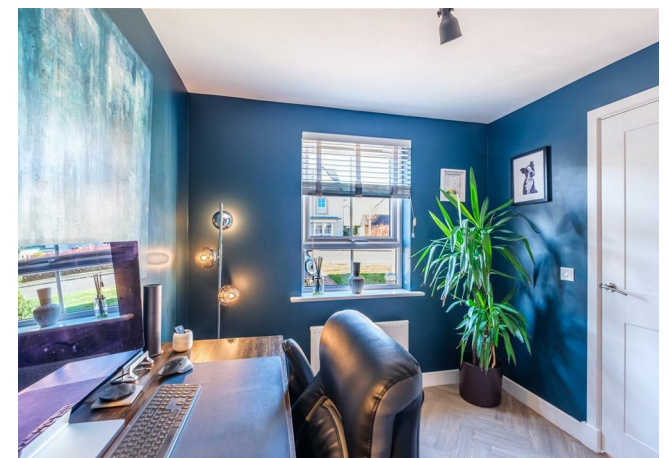
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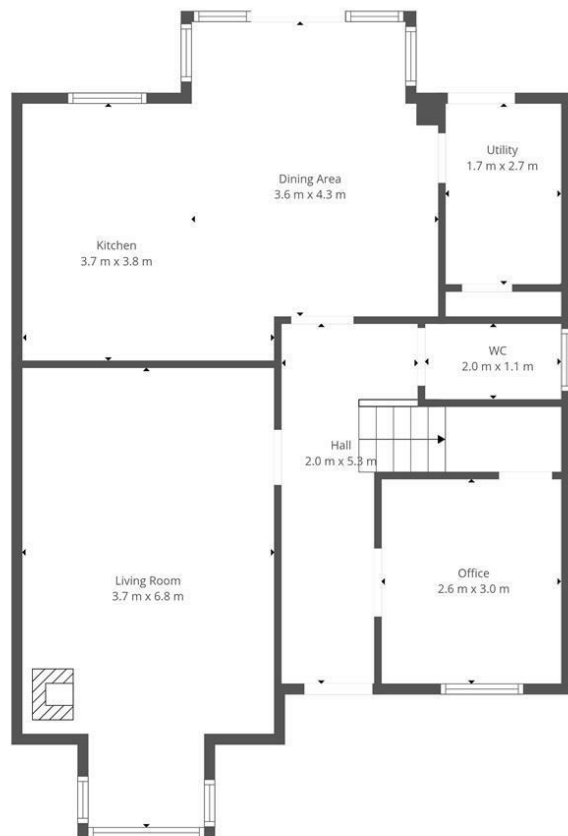
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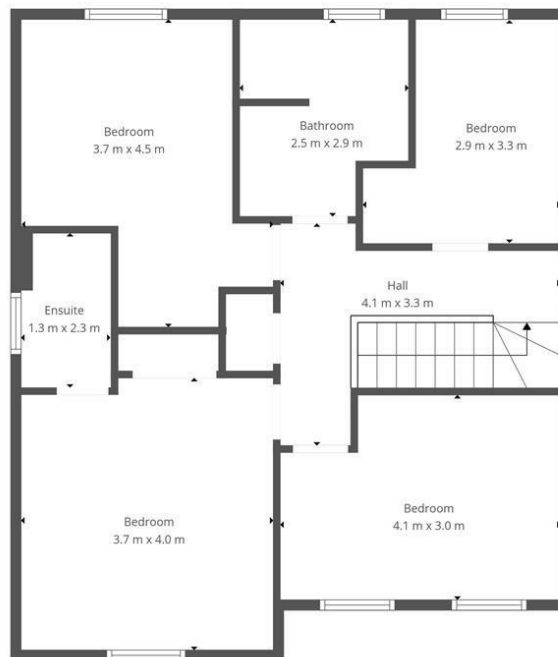








1st Floor



1st Floor



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	81	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

cruive
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