

OFFERS OVER

£339,000

Healds Drive
Strathaven, ML10 6XL

PROPERTY SUMMARY

Tucked away within a quiet enclave away from the main stretch on Healds Drive is this beautifully presented modern, detached, four-bedroom Stewart Milne villa. Offering well-proportioned family accommodation, child, and pet friendly garden, and ideally situated within Strathaven Academy and Kirkland Park Primary School catchment, this lovely property is sure to be popular.

At ground level the well-proportioned layout comprises; welcoming reception hallway, stylish front-facing lounge, spacious modern fitted kitchen with integrated appliances, breakfast bar, access to garage, and excellent pantry cupboard, open to dining room with French doors leading to large patio area ideal for outdoor entertaining, utility room, and modern two-piece cloaks/wc.

On the upper level are four generously sized bedrooms; two of which have fitted wardrobes and the luxury of their own modern, three-piece en-suite shower rooms. The first-floor accommodation is completed by a modern three-piece family bathroom, upper landing with storage, and loft access.

This attractive family home further benefits from gas central heating, double glazing, monoblock driveway, and integral garage. The easily maintained rear garden is fully enclosed offering a safe space for children and pets, laid mainly with artificial lawn and chips, and a substantial patio area.

4



3



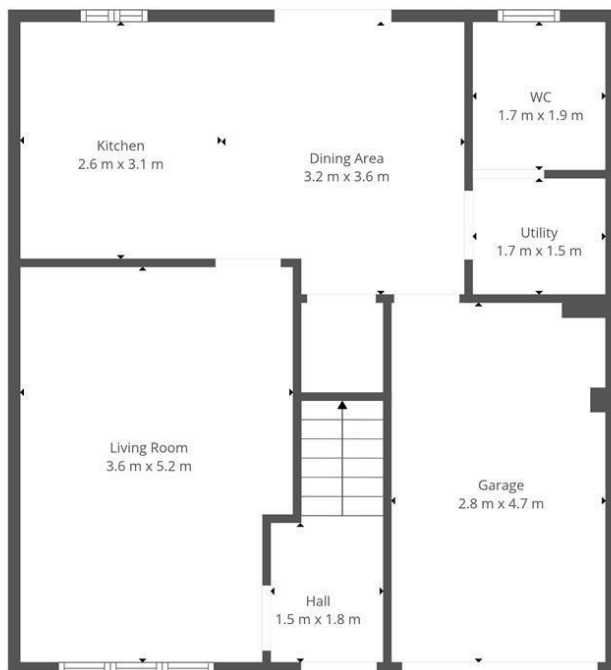
2



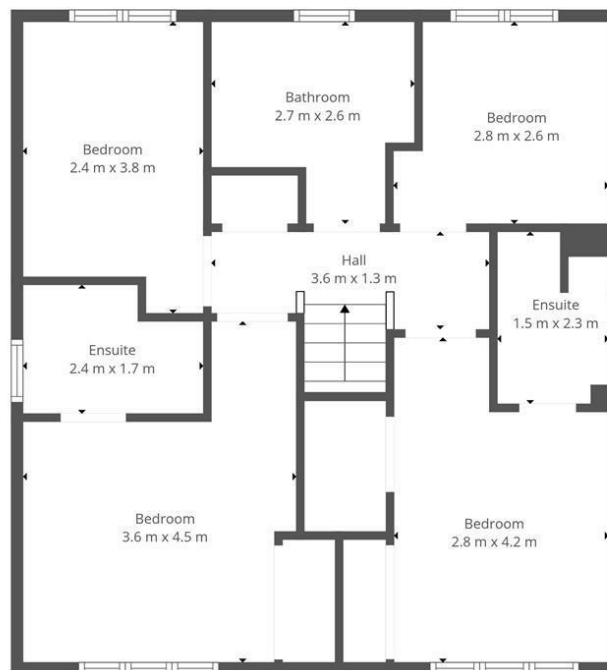








Ground Floor



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		
(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
	79	83

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
ESTATE AGENTS

OFFICE ADDRESS
9 Townhead Street
Strathaven
ML10 6AB

OFFICE DETAILS
01357 510088
judithmcgill@cruive-
estateagents.co.uk