

cruise
ESTATE AGENT



OFFERS OVER

£499,000

Lethame Road
Strathaven, ML10 6EF

PROPERTY SUMMARY

Occupying a substantial South facing plot with grand coach driveway within one of Strathaven's most prestigious addresses is this handsome, five-bedroom, detached villa with the excellent addition of a detached, self-contained bar, family, and entertainment space situated within the generous garden grounds. Behind the attractive and recognisable facade of number 97 Lethame Road lies a beautifully presented layout of accommodation and sizable rear garden which must be viewed to be fully appreciated.

The spacious layout of apartments comprises; entrance vestibule accessed via arched doorway with double storm doors leading to welcoming reception hallway. At the heart of this incredible home is a modern fitted kitchen with appliances and breakfasting bar open plan to a generous family/dining space conducive with modern family living with log burning stove, sunroom with French doors leading to garden, formal dining room, utility/boot room with rear access, storage, cloaks/wc, and access to integral, double garage.

Located on the eastern side of the property the spacious accommodation continues with a stunning formal sitting room with feature log burning stove and pretty bay window overlooking the garden, home office/double bedroom, and

5



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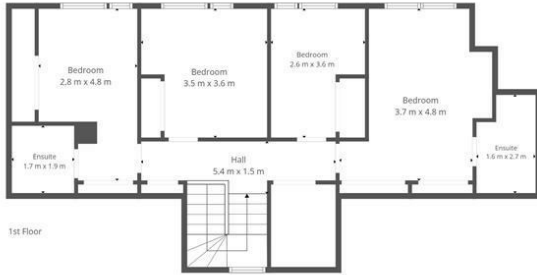
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This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY
 South Lanarkshire

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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