

cruise
ESTATE AGENTS



OFFERS OVER

£299,000

The Pines, Gilmourton
Strathaven, ML10 6QF

PROPERTY SUMMARY

Located within the small, picturesque village of Gilmourton and set amidst stunning, well-established gardens is this beautiful detached three-bedroom family home with a fabulous self-contained multiple use summer house within the grounds. Immaculately maintained by the current owners, this stylish home offers stylish and spacious living within an extremely pretty, rural setting.

The well-appointed accommodation comprises; broad and welcoming reception hallway with attractive solid wood staircase leading to upper apartments, generous front facing formal lounge with feature brick fireplace and wood burning stove inset, and bay window enjoying the best of the pleasant outlook, tasteful shaker style kitchen with integrated appliances including range cooker, sunroom/dining room with French doors leading directly onto a raised timber deck ideal for al fresco dining.

Also at ground level is a double bedroom, a modern three-piece shower room, and hall storage cupboard. Accessed via a spacious upper landing flooded with light from a large Velux window are a further two well-proportioned double bedrooms both with two sets of fitted wardrobes. The master bedroom has full length windows with Paris balcony perfectly positioned to benefit from the elevated vista of the surrounding countryside. The first floor is completed by a

3



2



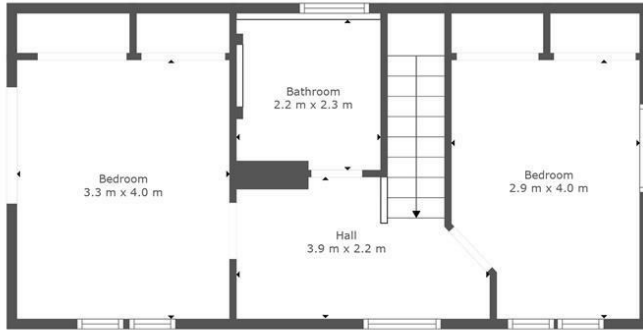
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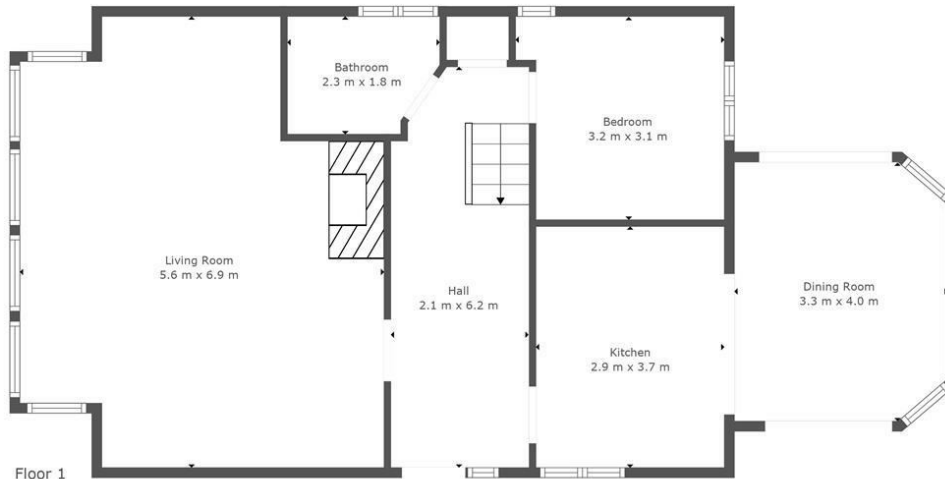








Floor 2



Floor 1

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			81
(81-81) B			
(69-80) C		73	
(55-68) D			
(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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