



OFFERS OVER

**£299,000**

**Islay House**  
Strathaven, ML10 6QG

## PROPERTY SUMMARY

Located within the small, picturesque village of Drumclog surrounded by beautiful countryside is this attractive, modern, six bedroom, detached villa presented to the market in excellent condition. Thoroughly and thoughtfully upgraded by the current owners, this stylish property offers bright, spacious, and flexible accommodation over three levels in truly walk-in condition. This fabulous property presents an opportunity for a family to acquire their forever home in the prettiest of semi-rural settings close to nearby Strathaven.

The substantial layout of apartments comprises; welcoming reception hallway, modern two-piece cloaks/wc, utility room with side access, generous front facing lounge with feature log burning stove, tasteful, modern fitted kitchen with integrated appliances, breakfasting bar, and window seat with storage, open plan to spacious living/dining room with French doors leading to a clever canopied patio area ideal for entertaining family and friends whatever the weather - this fantastic space is currently set up with wall mounted tv and built-in bbq.

On the first floor accessed via a light and airy landing are four, well-proportioned bedrooms, three of which benefit from fitted storage, the master bedroom also has the luxury of its own modern, three-piece, en-suite shower room.

5



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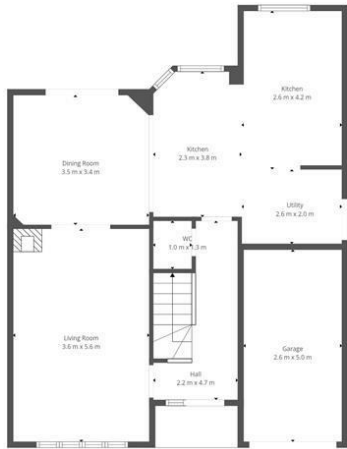
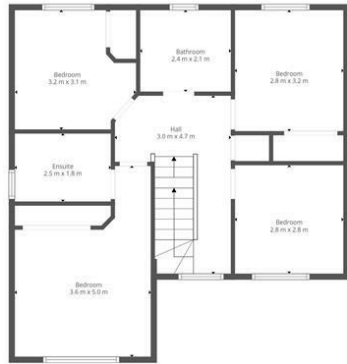
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



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ML10 6AB

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## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

D

## 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                                   | 61      | 69                      |
| (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