



OFFERS OVER

**£179,000**

**Green Street**  
Strathaven, ML10 6LT

## PROPERTY SUMMARY

Forming a substantial part of a handsome and imposing Georgian building overlooking the picturesque Allison Green and Powmillon Burn is this exceptional and unique duplex conversion. Extending to a considerable 1205 square feet, this stunning, three-bedroom, period home has undergone a full programme of renovations. Finished to an incredibly high standard this unique property offers a discerning purchaser the rare opportunity to obtain a home of this calibre.

The spacious layout of accommodation occupying three levels comprises; communal hallway, private rear hallway with direct access to garden, traditional spiral staircase leading to main apartments, welcoming reception hallway with excellent storage, stylish, modern fitted kitchen with integrated appliances, and breakfasting bar open plan to generous lounge, double master bedroom with storage, and modern three-piece shower room with an attractive fluted glass shower enclosure, and luxurious three-piece bathroom with free-standing bathtub perfectly positioned to enjoy the beautiful view across the John Hastie without compromising any modesty.

Accessed via a staircase with striking glass balustrade is the upper floor where a further two well-proportioned double bedrooms both with great storage can be found. The first-floor accommodation is completed by a spacious landing, large enough to serve as a home office area, modern two-piece cloaks/wc, and eaves storage.

The current owner had evidently left no stone unturned during this exemplary renovation in which the original interior has been stripped back to basics and undergone a thorough programme of works; the result is really quite special. This wonderful home further benefits from gas central heating, replacement sash and case double glazed window units, private parking space, and pleasant Southwest facing gardens to rear with lovely outlook across the adjacent park.

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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

C

## VIEWINGS

By prior appointment only

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