



cruise  
ESTATE AGENTS

OFFERS OVER

£120,000

Strathaven, ML10 6TU

## PROPERTY SUMMARY

Located within the beautiful South Lanarkshire countryside this generous, level building plot offers an excellent opportunity for a discerning purchaser to realise their dream of a self-build home in the most picturesque of settings. With an elevated position 220 meters above sea level 'Heads of Glassford' enjoys exceptional views across the surrounding countryside and across to Tinto. Forming part of a small hamlet of attractive properties, the plot affords the beauty of a rural location without feeling isolated.

Planning permission has been granted to build an aesthetically pleasing, thoughtfully designed, detached four-bedroom, family home conducive with modern living. This substantial home will extend to approximately 2200 sqft and benefits from a substantial much covered South facing garden. Electricity is supplied to the site, water is located in the road verge, waste will require a soakaway.

Under a mile away from the plot sits the pretty village of Glassford where a popular village pub, restaurant, and primary school can be found. The thriving market town of Strathaven lies less than three miles away and boasts an excellent selection of bars, restaurants, coffee shops, and independent retailers. Also, within Strathaven is the highly regarded Strathaven Academy which is currently rated as the top-ranking state school in South Lanarkshire.

For those commuting by car, links to the M74 and M8 road networks are easily accessed from Canderside Toll. Whilst train links can be accessed in nearby Larkhall, Hamilton, and East Kilbride. The regular 3C bus service also offers a reliable means of transport into Glasgow from Strathaven.





**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

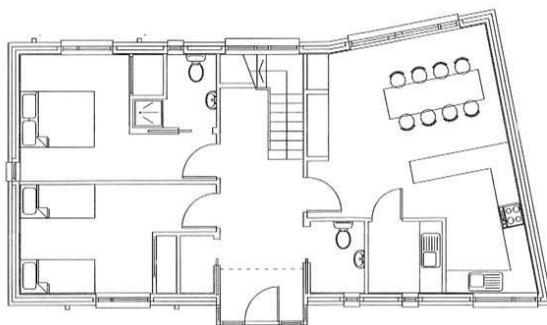
Freehold

**COUNCIL TAX BAND**

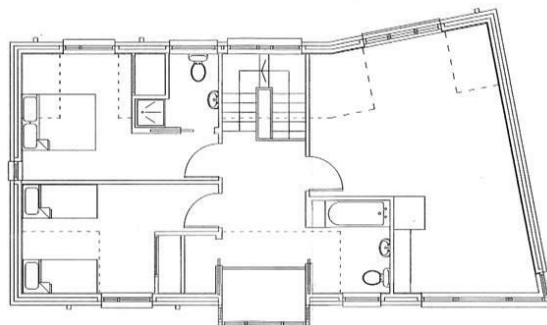
Exempt

**VIEWINGS**

By prior appointment only



Ground Floor Plan



First Floor Plan

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



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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