

eruive
ESTATE AGENTS



OFFERS OVER

£175,000

Kirkland Park Avenue
Strathaven, ML10 6EA

PROPERTY SUMMARY

Centrally located two bedroom semi-detached villa, ideally situated close to both Kirkland Park Primary School and Strathaven Academy. Immaculately maintained by the current owner, this lovely home offers spacious accommodation, fully enclosed gardens and great position adjacent to Strathaven Park.

The well-appointed accommodation comprises; entrance vestibule, hallway, front facing lounge with feature fireplace, Amtico flooring and large under-stairs storage cupboard, stylish modern fitted kitchen with newly fitted herringbone floor tiling, integrated oven, microwave, hob and hood, dishwasher, fridge/freezer, washing machine and wine cooler, open to dining room with access to rear garden.

On the upper floor are two generous double bedrooms both with fitted storage and Amtico flooring. The first floor accommodation is completed by a modern three-piece family bathroom with over-bath shower.

This great property further benefits from gas central heating, double glazing, well-tended fully enclosed gardens with recently fitted grey composite side and front garden gates, substantial area of side garden large enough to adapt to off street parking.

2



1



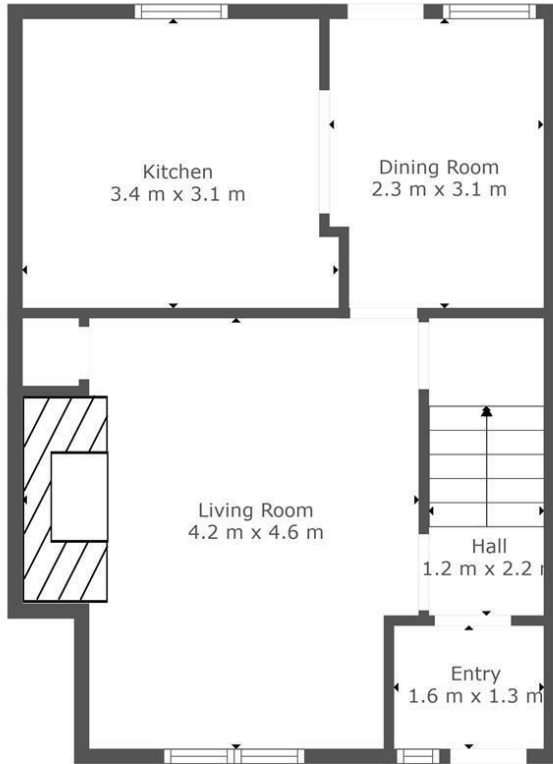
2



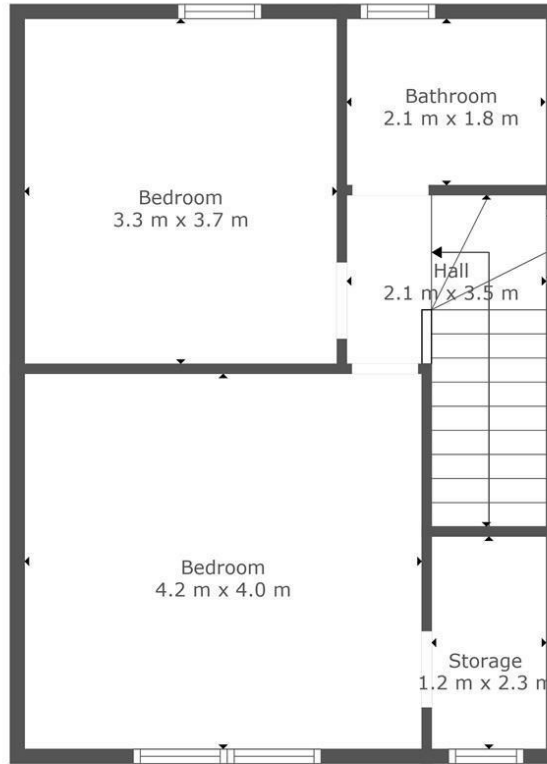








Floor 1



Floor 2

LOCAL AUTHORITY

South Lanarkshire

TENURE

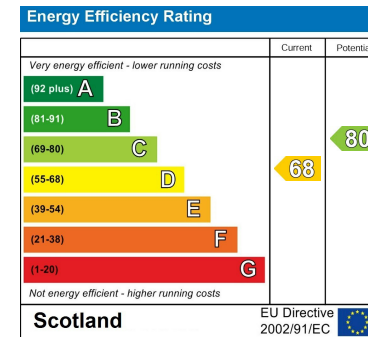
Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



TOTAL: 83 m2
 FLOOR 1: 42 m2, FLOOR 2: 41 m2
 EXCLUDED AREAS: STORAGE: 3 m2

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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