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FOR SALE
cruise
ESTATE AGENTS

SOLAS
2017

OFFERS OVER

£599,000

Strathaven, ML10 6QP

PROPERTY SUMMARY

****NO ONWARD CHAIN**** Constructed in 2017 this handsome & imposing, modern family home located within the prettiest of Strathaven countryside, is as energy efficient as it is beautiful. Thoughtfully designed by the current owners, Solas offers a family in search of their forever home the rare opportunity to acquire an incredible country house, conducive with modern living, and set amidst circa 3.2 acres of attractive gardens and grounds.

The substantial and versatile layout comprises; broad and welcoming reception hallway with striking double height mezzanine flooded with light from overhead Velux windows, lounge/bedroom, office/bedroom, show stopping, kitchen with integrated appliances & central island, open to living and dining area; this magnificent space with log burning stove is undoubtedly the heart of this wonderful home & enjoys the pleasant rural outlook via a double height atrium window formation including French doors opening onto a lovely patio area ideal for al fresco dining or morning coffee.

The considerable ground floor layout continues with a generous utility/boot room with side access, family/cinema room with French doors leading to patio, three-piece, shower room with rear access, & store/plant room.

5



3



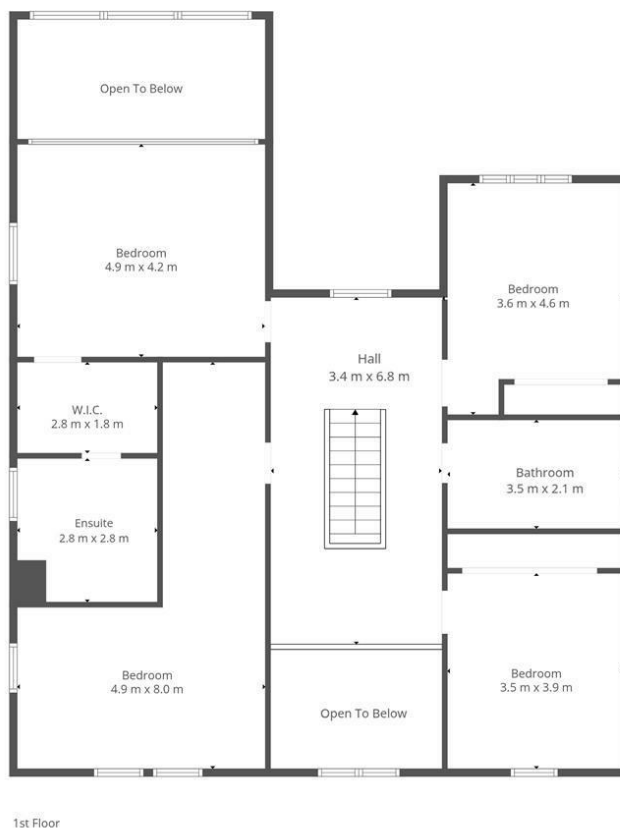
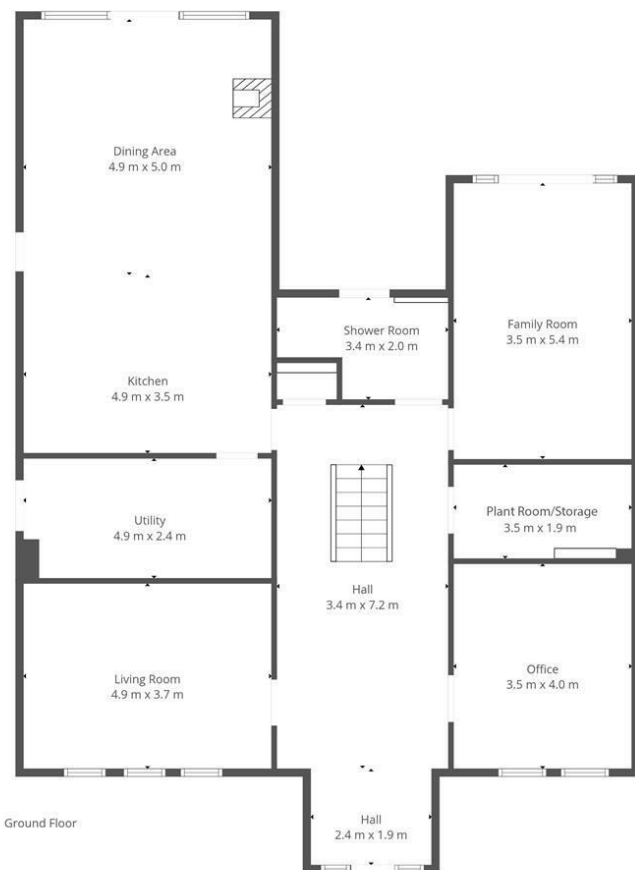
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This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

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	76	77
(55-68) D		
(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



OFFICE ADDRESS

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OFFICE DETAILS

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