



RESIDENCE

47b Todshill Street, Strathaven, ML10 6DD

www.residencestateagents.co.uk



Viewing by appointment with Residence Strathaven
T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN



3 Bedroom | 1 Public Room | 1 Bathroom

This traditional duplex upper flat enjoys a central position within the town and offers spacious and well-presented accommodation arranged over the top two floors of the building.

The property has been freshly decorated throughout and features a combination of carpeting and tiled flooring. Further benefits include gas central heating, double glazing, contemporary white sanitary ware in the bathroom and a fitted kitchen complete with a range base and wall mounted units with appliances.

The accommodation comprises a welcoming reception hall, a bright and comfortable lounge, fitted kitchen, a family bathroom, and three well-proportioned bedrooms.

Externally, the communal garden is enclosed by a traditional stone wall and includes a lawn area,

Todshill Street is conveniently located within the town and lies only a short distance from the Common Green. The town of Strathaven is highly regarded and offers an excellent selection of local shops, cafés, and recreational facilities including swimming baths, bowling clubs, golf courses, public parks, and scenic country walks. The area is also well known for its schooling. For commuters, there are excellent road links to nearby towns such as East Kilbride and Hamilton, as well as easy access to the M74 motorway, which connects to the M8 for Glasgow and Edinburgh.



850.35 sq ft | EER = D



RESIDENCE

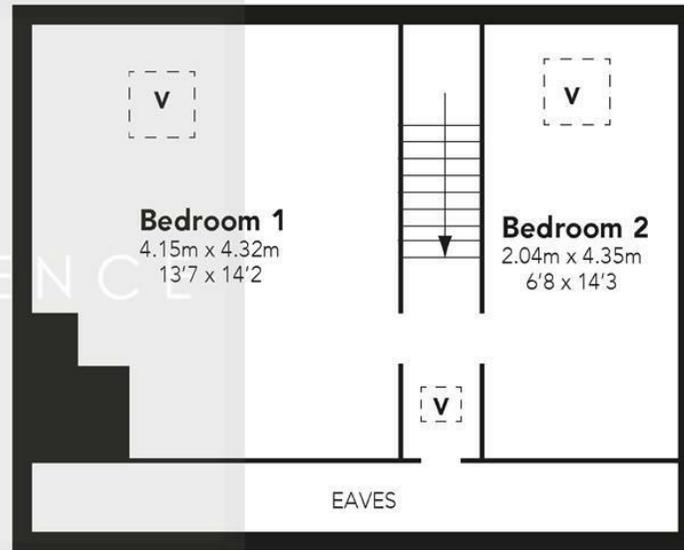


Todshill Street

GROUND FLOOR



FIRST FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.