



OFFERS OVER

£399,000

Glasgow Road
Strathaven, ML10 6LZ

PROPERTY SUMMARY

Presented to the market in truly walk-in condition is this exceptional, imaginatively extended, four-bedroom, family home. Boasting what is arguably one of the best views within Strathaven across the much-admired George Allan Park, this immaculately maintained, traditional Victorian terraced property offers the perfect blend of period charm with spacious and versatile accommodation conducive with modern family living.

The beautifully presented layout of apartments comprises; entrance vestibule, welcoming reception hallway, stylish, modern, dining size, fitted kitchen with integrated appliances, open to generous lounge, modern three-piece family bathroom with hydro bath and over-bath shower, and stunning family room/entertaining space with striking vaulted ceiling to rear; this incredible apartment with log burning stove, and Bi-fold doors, is flooded with light, and affords the prettiest of outlooks across the park. Accessed via this wonderful room is an attractive canopy which allows use of a pleasant, raised decking area regardless of the Scottish weather.

Also at ground level is a substantial layout of rooms that could easily lend themselves to being self-contained as a granny/teenager annexe or as an excellent space for those running a business from home; With a generous lounge/bedroom, utility/laundry area, inner hallway, separate access both front and rear, inner hallway, and modern, three-piece shower room. On the upper level are three well-proportioned, light, and airy double bedrooms, and a modern, three-piece

4



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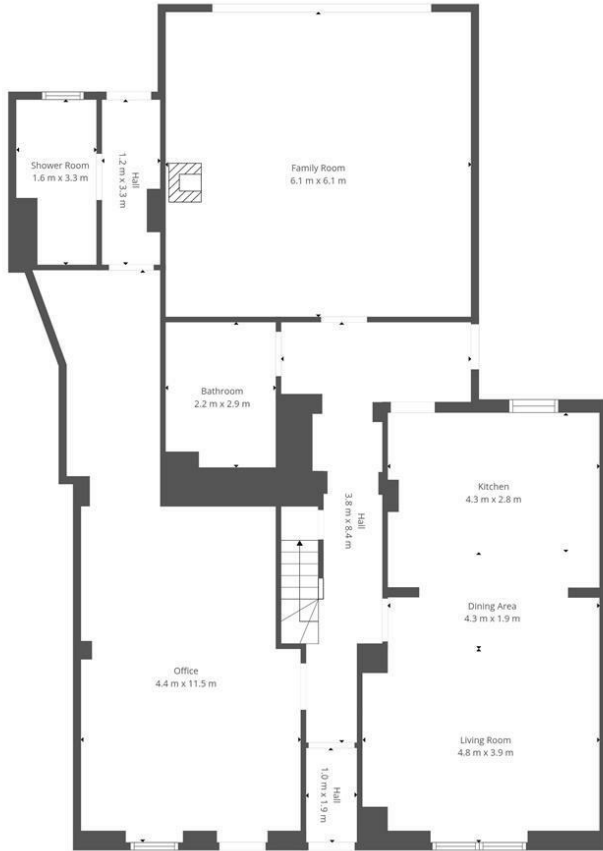
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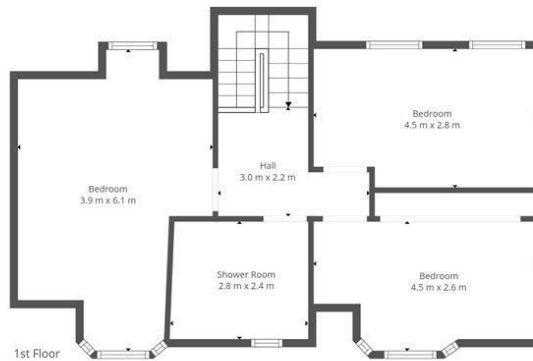








Ground Floor



1st Floor

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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
9 Townhead Street
Strathaven
ML10 6AB

OFFICE DETAILS
01357 510088
judithmcgill@cruive-
estateagents.co.uk