

THE
CRUICK
ESTATE AGENTS

OFFERS OVER

£249,000

Overton Park
Strathaven, ML10 6UW

PROPERTY SUMMARY

With a lovely position tucked away to the rear of a quiet and peaceful cul de sac is this attractive, detached, three-bedroom bungalow. Set amidst beautiful, mature gardens upon a substantial corner plot, this lovely home offers a rare opportunity for a discerning purchaser to acquire all-on-the-level living within pleasant and well-established grounds.

The deceptively spacious layout of accommodation comprises; entrance vestibule, welcoming reception hallway, generous, front facing lounge with feature fireplace and stylish plantation window shutters, versatile apartment accessed via the lounge currently being utilised as sitting room/office however easily large enough to serve as a third bedroom, and modern three-piece shower room.

The bright and well-appointed rooms continue with the sizeable master bedroom with fitted wardrobes, and modern three-piece shower room, further double bedroom with fitted mirrored wardrobes, dining size fitted kitchen with oven, hob, hood, and access to pleasant sunroom enjoying the pretty onto the rear gardens; from this space there is direct access onto a lovely patio area ideal for outdoor entertaining.

3



2



2











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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	70	75
	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



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