

OFFERS OVER

**£349,000**

**Magnolia Lane, The Fairways**  
Strathaven, ML10 6QX

# PROPERTY SUMMARY

Located within the charming market town of Strathaven, boasting a stunning open outlook across the immaculately maintained Strathaven golf club is this stunning, modern two-bedroom, top floor flat perfectly placed within the sought-after and exclusive development of The Fairways. With its elevated position enjoying the pleasant views this bright, spacious, and beautifully presented apartment offers a rare opportunity to acquire a property of this calibre.

The substantial layout of well-appointed rooms comprises; secure communal close with lift, large close storage cupboard, welcoming reception hallway with excellent storage, sleek and stylish modern fitted kitchen with high-quality integrated appliances, attractive granite worktops and splashback, and central island with waterfall granite top; this incredible, striking space is open plan to dining area and generous lounge with bespoke media wall. This fabulous room conducive with modern living is flooded with light streaming in from two sets of patio doors and floor to ceiling aspects affording the pretty view and access onto the spacious, undercover, patio/balcony with glass balustrade and plenty of space to dine al fresco or enjoy a morning coffee.

The immaculately maintained accommodation continues with two generous double bedrooms both with fitted wardrobes; the lovely master-suite also having the benefit of its own modern, en-suite shower room. The perfectly

2



2



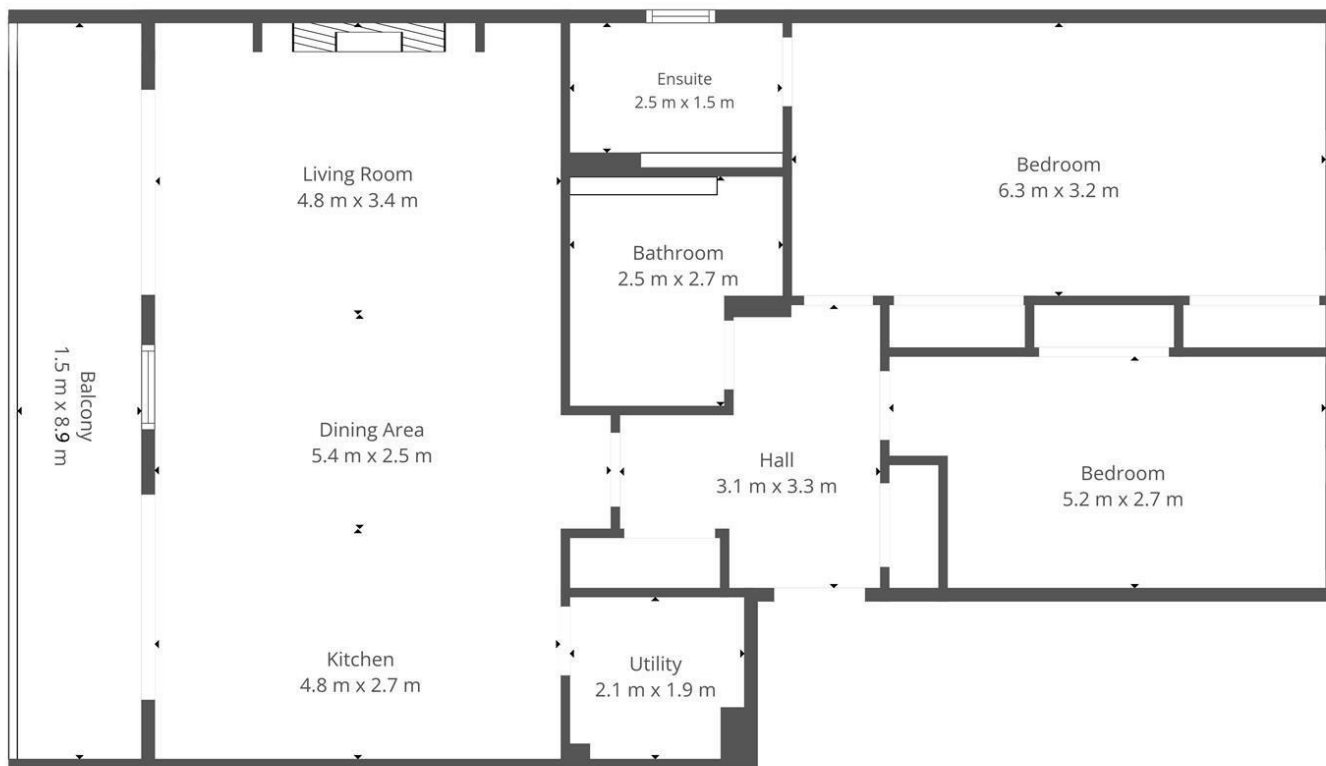
2











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

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

F

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | 90                                                                                                          | 90        |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>Scotland</b>                             | 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