



OFFERS OVER

**£225,000**

**Pinewood Walk**  
Strathaven, ML10 6UL

## PROPERTY SUMMARY

Situated within a peaceful and child friendly cul de sac within easy reach of excellent local schooling is this extended, modern, linked detached, three-bedroom family home. The property offers stylishly presented accommodation over two levels, versatile layout, fabulous established address, and pleasant, mature gardens to rear.

The flexible layout of apartments comprises; entrance hallway with storage cupboard, attractive front facing lounge with under-stairs storage, and feature log burning stove, open plan to tasteful, modern, dining size, fitted kitchen with central island, and patio doors leading to rear garden - this stunning open plan space, conducive with family living, is very evidently the heart of this lovely home. Accessed from the lounge is a generous family/playroom with rear access.

On the upper level are three well-proportioned bedrooms all pleasantly decorated, and benefitting from fitted storage. Completing the first-floor accommodation is a modern three-piece family bathroom with free-standing bathtub with shower attachment.

3



1



2









## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

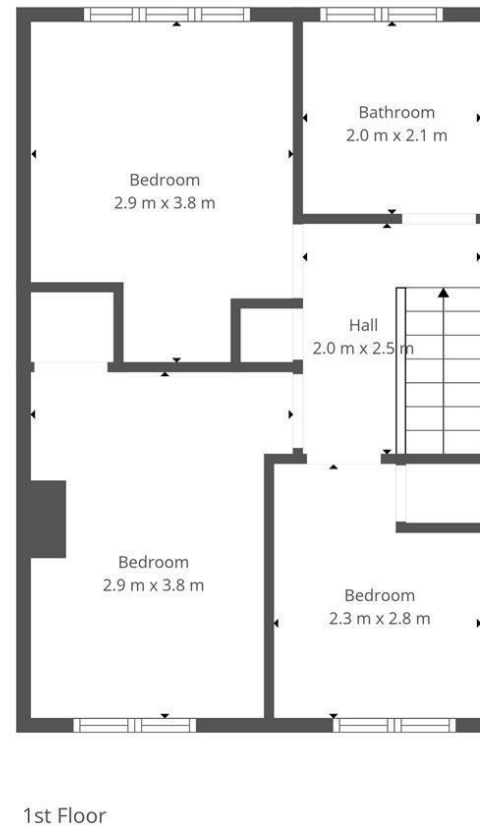
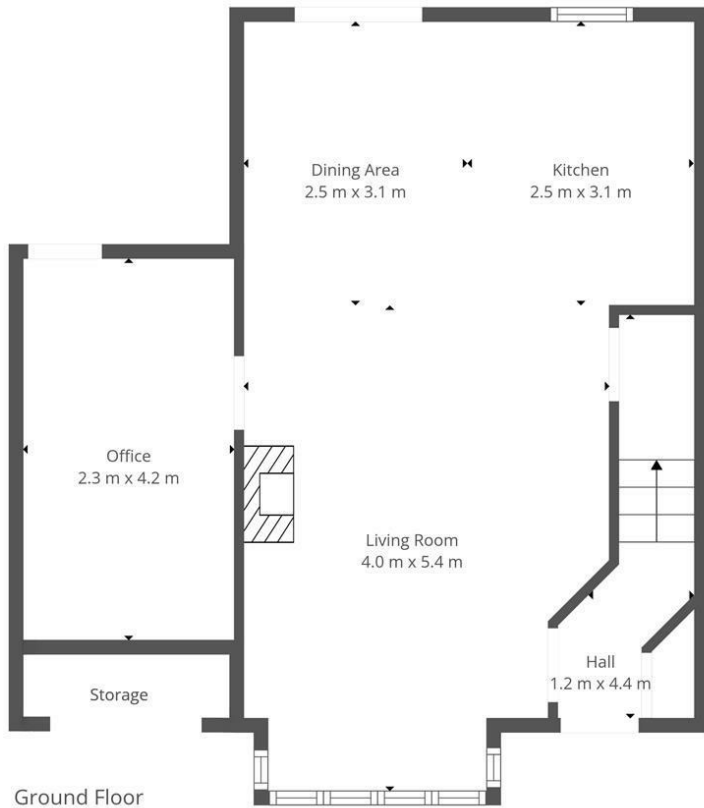
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## VIEWINGS

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>		
(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>	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



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



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