



OFFERS OVER

£475,000

Sandford

Strathaven, ML10 6PB

PROPERTY SUMMARY

Occupying an elevated and much coveted position with incredible views over the falls and to the West is this exceptional country home. Craig Falls is set amidst what is arguably one of the prettiest rural locations in Strathaven and surrounding areas. Converted in 2005, this charming semi-detached, four-bedroom, property offers spacious and flexible accommodation conducive with modern family living.

The substantial layout of apartments comprises; broad and welcoming reception hallway with useful cloaks storage, stylish, modern kitchen with integrated appliances, and island open plan to dining and living area with log burning stove, and French doors leading to gardens, formal lounge flooded with light from dual aspects and BI-fold doors leading to raised, composite deck ideally positioned to soak up the best of the surrounding views.

Continuing on the ground floor are three, well-proportioned, double bedrooms of which two have fitted wardrobes. Completing this floor are two modern family shower rooms, & a utility/laundry room.

On the upper level is a generous family room; from this beautiful space the stunning rural landscape can be enjoyed via an attractive, glass balcony looking down to the lower floor, and striking, double height, atrium window formation. Also

4



3



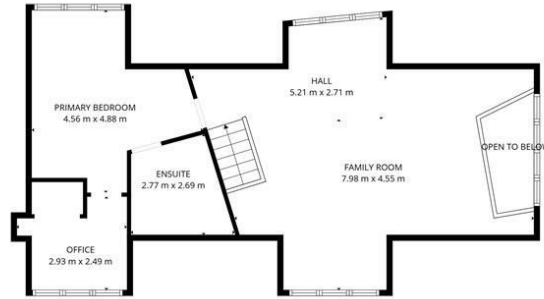
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1st floor



Ground floor

TOTAL: 218 m²
 Ground floor: 150 m², 1st floor: 68 m²
 EXCLUDED AREAS: OPEN TO BELOW: 3 m², LOW CEILING: 3 m², WALLS: 17 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	86
(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

 **cruive**
 ESTATE AGENTS

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