



OFFERS OVER

£259,000

Overton Avenue
Strathaven, ML10 6NR

PROPERTY SUMMARY

Nestled within the ever-popular, child friendly development next to Strathaven Golf Club is this attractive, modern, detached, four-bedroom family home. The property offers substantial accommodation over two levels, mature fully enclosed rear garden with south facing aspect, and monoblock driveway with ample space for four cars. The lovely property perfectly located for excellent local schooling presents a great opportunity for a family to obtain their forever home.

The spacious layout of accommodation comprises; entrance hallway, two-piece cloaks/wc, generous front facing lounge, formal dining room with French doors leading to garden, cleverly designed, stylish, modern fitted kitchen, with integrated appliance, excellent storage, breakfasting bar, and side access. Completing the ground floor is an integrated garage which some neighbouring properties have converted into another public room.

On the upper level are four, well-proportioned bedrooms; two of these bedrooms have the benefit of fitted wardrobes with the master bedroom having the luxury of a large, en-suite, four-piece bathroom. Also located on the first floor is a four-piece family bathroom, and access to the floored attic space ideal for storage.

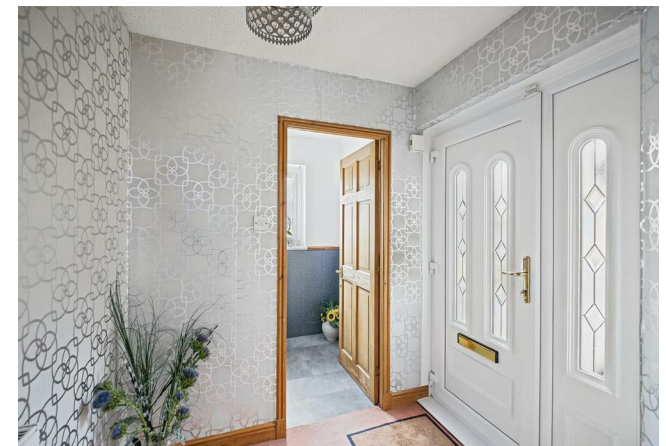
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2



2









LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

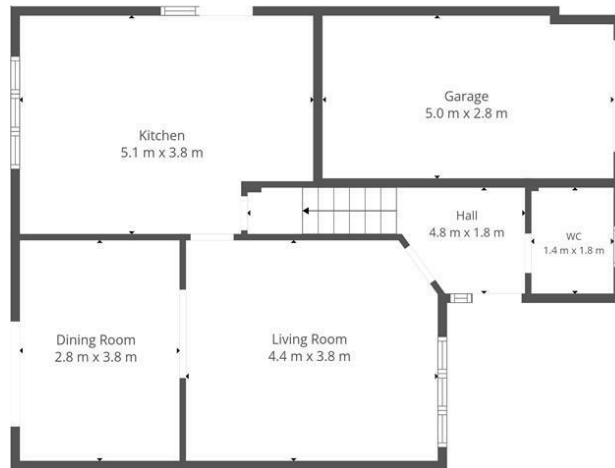
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VIEWINGS

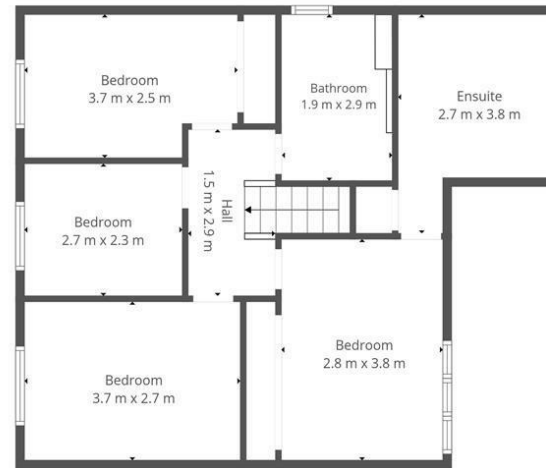
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	70	75
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



Ground Floor



1st Floor



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



OFFICE ADDRESS
9 Townhead Street
Strathaven
ML10 6AB

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