



OFFERS OVER

£339,000

Avonmhor Cottage
Strathaven, ML10 6QF

PROPERTY SUMMARY

Set amidst approximately an acre of garden grounds and paddock is this charming, detached, country cottage and substantial byre currently housing two stables and ample space for tack, hay, and several cars. This lovely three-bedroom, family home located within pretty South Lanarkshire countryside is sure to appeal to buyers with an equestrian background or those simply seeking a slice of rural life.

The spacious layout of stylishly presented accommodation comprises; entrance vestibule, welcoming reception hallway, modern dining size fitted kitchen with oven, hob, and hood, pantry cupboard, and side access to garden, generous L-shape lounge with attractive, feature fireplace with open fire inset, flooded with light from multiple aspects, and open to dining area, four-piece family bathroom, and family room with useful built-in storage, and access to rear garden; this versatile room could easily lend itself to being a fourth bedroom or formal dining room.

On the upper level where the best of the stunning country views can be enjoyed, you will find three well-proportioned bedrooms; the master with storage, and modern three-piece shower room with eaves access.

This characterful family home further benefits from air source heat pump central heating, solar panels, double glazing, and ample parking for multiple cars and/or horsebox. The substantial detached byre is currently home to two stables,

3



2



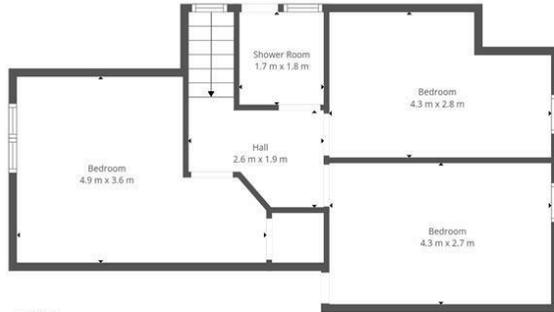
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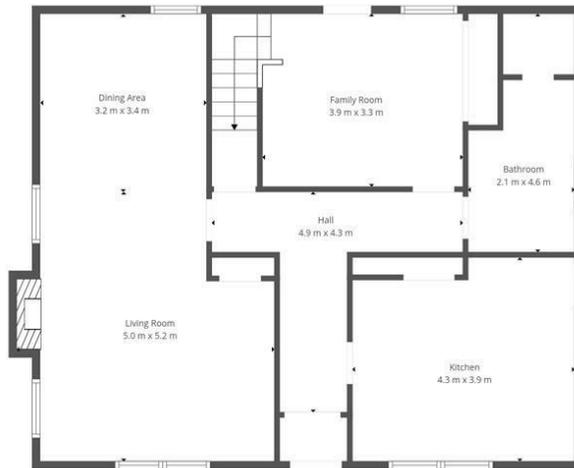








1st Floor



Ground Floor

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(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



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