



OFFERS OVER

£225,000

Brechame Road
Strathaven, ML10 6SP

PROPERTY SUMMARY

*****CLOSING DATE FRIDAY 12TH DECEMBER AT 12PM***** Situated within the pretty, traditional village of Chapelton is this spacious four-bedroom detached property. Occupying a generous plot with well-established, Southwest facing gardens enjoying a pleasant open outlook to the rear this lovely, family home is sure to be popular.

The spacious accommodation comprises; welcoming reception hallway, two-piece cloaks/wc, hall storage, substantial lounge with patio doors leading to rear garden, dining room, and fitted kitchen with oven, hob, and hood, and side access.

On the upper level are four, well-proportioned double bedrooms all with the convenience of fitted storage. Completing the first-floor accommodation is a modern, three-piece family shower room, hall storage, and access hatch to attic space.

This excellent family home further benefits from gas central heating, double glazing, monoblock driveway, and integral garage. The attractive gardens have evidently been well-cared for over the years providing a fabulous space for family to

4



1



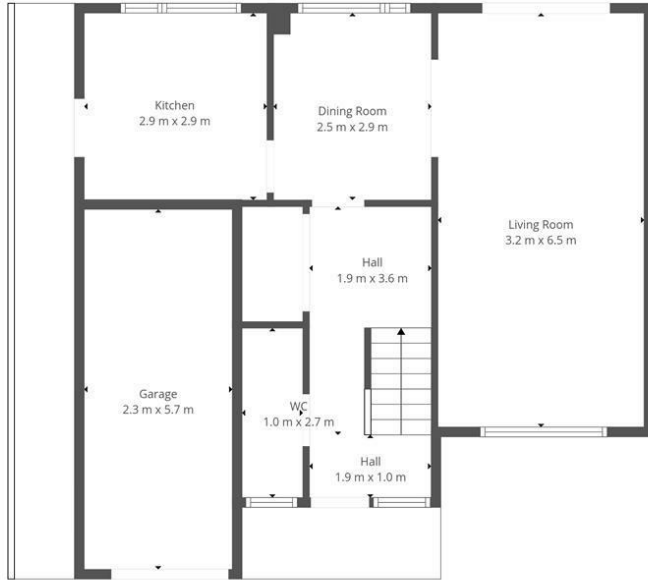
2



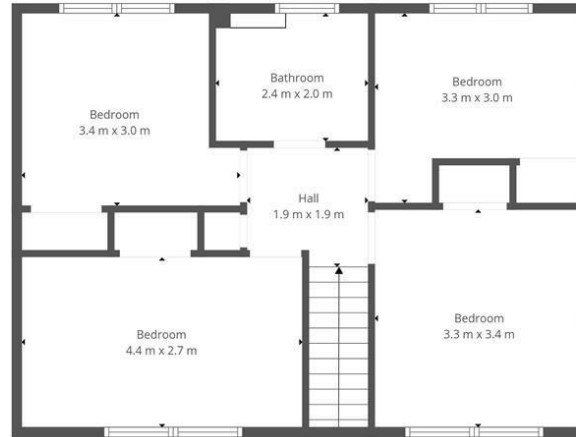








Ground Floor



1st Floor



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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

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		
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



OFFICE ADDRESS

9 Townhead Street
Strathaven
ML10 6AB

OFFICE DETAILS

01357 510088
judithmcgill@cruive-
estateagents.co.uk