



OFFERS OVER

**£69,000**

**Barn Street**  
Strathaven, ML10 6LU

## PROPERTY SUMMARY

Located within the heart of central Strathaven forming part of an imposing Georgian building is this deceptively generous, two-bedroom, duplex flat. Entered at ground level via a communal close this great, traditional apartment offers bright and spacious accommodation over two levels with an excellent location close to restaurants, bars, amenities, coffee shops, and the 3c bus stop with regular service into Glasgow.

The ground floor accommodation comprises; communal close, cloaks cupboard, solid wood, fitted kitchen with pantry cupboard and space for a small table and chairs, lounge with feature fireplace, decorative tiles and gas fire inset, and excellent under storage.

Accessed via an open staircase is the first floor where you will find two, well-proportioned, double bedrooms one of which benefits from fitted storage. The upper level of this lovely duplex flat is completed by a three-piece bathroom with over-bath shower.

Further benefits of the property are gas central heating and double glazing.

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1st Floor



Ground 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  
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**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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