



RESIDENCE

7 Rickard Avenue, Strathaven, ML10 6GW

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Viewing by appointment with Residence Strathaven

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4 Bedrooms | 3 Public Room | 2 Bathroom



An outstanding four-bedroom detached villa situated within one of Strathaven's most sought-after residential developments. Beautifully presented throughout, this impressive two-storey home is offered to the market in superb condition.

The property is approached by a substantial mono-block driveway providing generous off-street parking for several vehicles, which in turn leads to a spacious garage complete with electric door.

Internally, the accommodation is both spacious and versatile. A welcoming reception hallway leads to a bright front-facing lounge, while to the rear lies a superb open-plan kitchen, dining and family area designed perfectly for modern living. Patio doors from this space open directly onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor further benefits from a separate utility room and a convenient WC.

Upstairs, there are four well-proportioned bedrooms, including an impressive principal bedroom featuring a stylish en-suite with double sinks. A contemporary three-piece family bathroom completes the upper level.

Externally, the rear garden is a particular highlight. Beautifully maintained and fully enclosed by timber fencing, it features an attractive decking area, a generous patio, a neat circular lawn and a variety of established plants and shrubs. Enjoying excellent sun exposure during the summer months, this superb outdoor space provides the perfect setting for family gatherings, barbecues and entertaining alike.

Strathaven is a village located south of East Kilbride and Hamilton. The area offers excellent shopping facilities and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks. Strathaven has a typical village community, a wide variety of shops within the village centre including restaurants, pubs, cafes and a large Sainsbury's. The area is highly regarded for its school catchment.



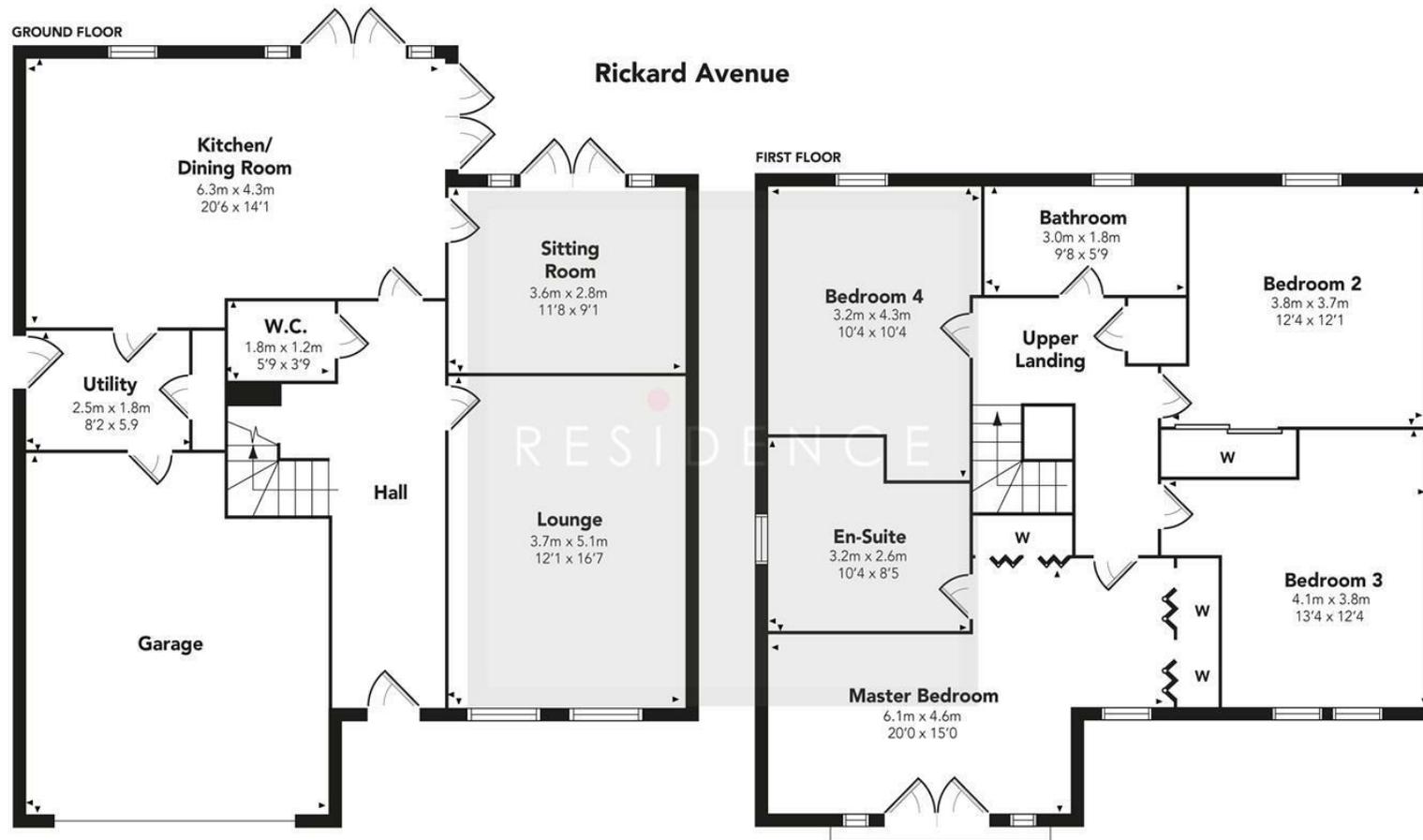
1786.80 sq ft | EER = B



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.