



OFFERS OVER

£87,000

Reed Street
Strathaven, ML10 6NE

PROPERTY SUMMARY

Offering a great opportunity for a first-time buyer, downsizer, or investor is this spacious and centrally located, upper cottage flat with gas central heating, double glazing, private garden, and parking. Situated close to Strathaven Park and a fabulous selection of shops and amenities the property is conveniently situated within the town.

Entered at ground level the accommodation comprises; inner ground hallway with stairway leading to main apartments, upper reception hallway, bright front facing lounge, fitted kitchen, two double bedrooms; the larger of the two bedrooms with excellent storage. Completing the generous layout is a three-piece bathroom, and hall storage cupboard.

This great starter flat further benefits from gas central heating, double glazing, private garden, garage, and driveway.

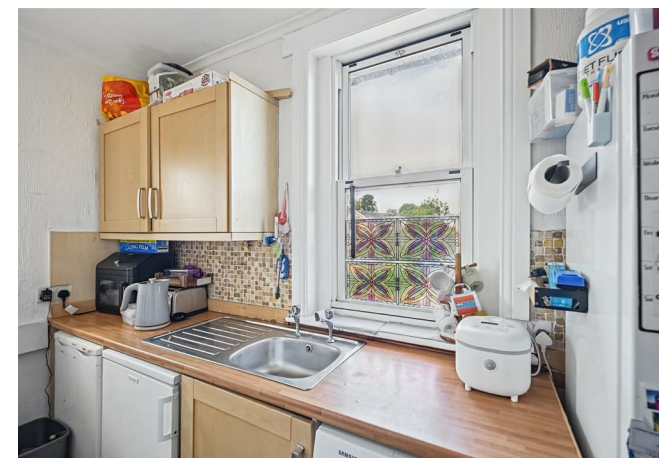
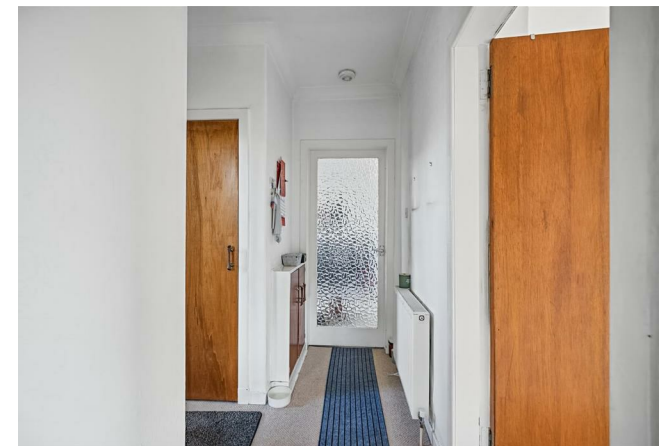
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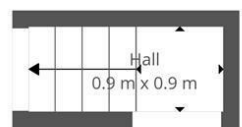
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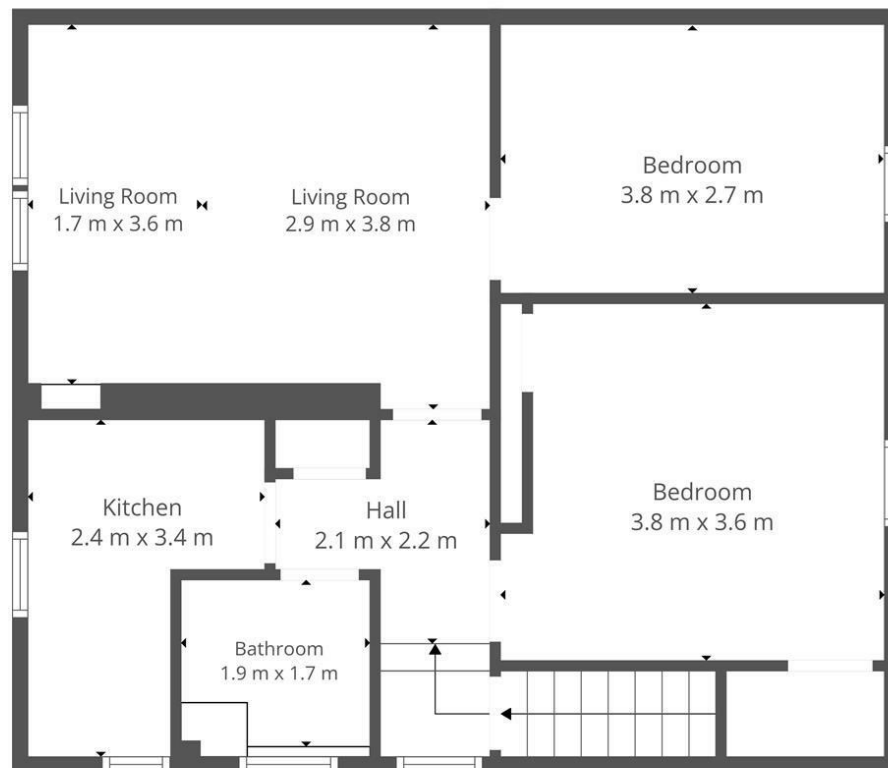








Basement



Ground Floor



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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

B

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	74	76
(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

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OFFICE DETAILS

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