



RESIDENCE

Greenhill, Newton Road, Strathaven, ML10 6PA

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Viewing by appointment with Residence Strathaven

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4 Bedrooms | 3 Public Rooms | 2 Bathrooms

A truly exceptional and incredibly rare opportunity to acquire 'Greenhill', a substantial property being presented to the market for the first time in 70 years.

Set within approximately six acres of private grounds, Greenhill enjoys a remarkable sense of privacy while remaining within walking distance of Strathaven Common Green and the town's excellent local amenities.

Approached via a private gated entrance from Newton Road, the property comprises a considerable main residence together with a separate two-bedroom cottage, all surrounded by extensive garden grounds and mature woodland.

The main house offers generously proportioned and versatile accommodation. A welcoming entrance porch opens into an impressive central hallway, providing access to the principal ground-floor apartments and lower ground floor. To the front there is a large lounge and sizeable formal dining room, with the dining room leading directly into the dining kitchen. From here there is access to a side entrance vestibule and the boiler house.

To the rear is a charming sitting/TV room, also with kitchen access, while a well-proportioned ground-floor bedroom with en-suite shower room provides excellent flexibility for family living or guest accommodation. Beneath the main staircase is access to the lower ground level.

On the upper level there are three spacious bedrooms together with a good-sized family bathroom.

Greenhill also benefits from a separate two-bedroom cottage, which currently requires full renovation but offers fantastic potential to create independent accommodation. The cottage comprises a lounge and dining kitchen on the ground floor, with two bedrooms and a bathroom upstairs.

The approximately six acres of grounds are a particularly impressive feature, offering a wonderful combination of established gardens, open areas and mature woodland, providing exceptional privacy and space while remaining close to the heart of Strathaven.



2604.00 sq ft | EER = D



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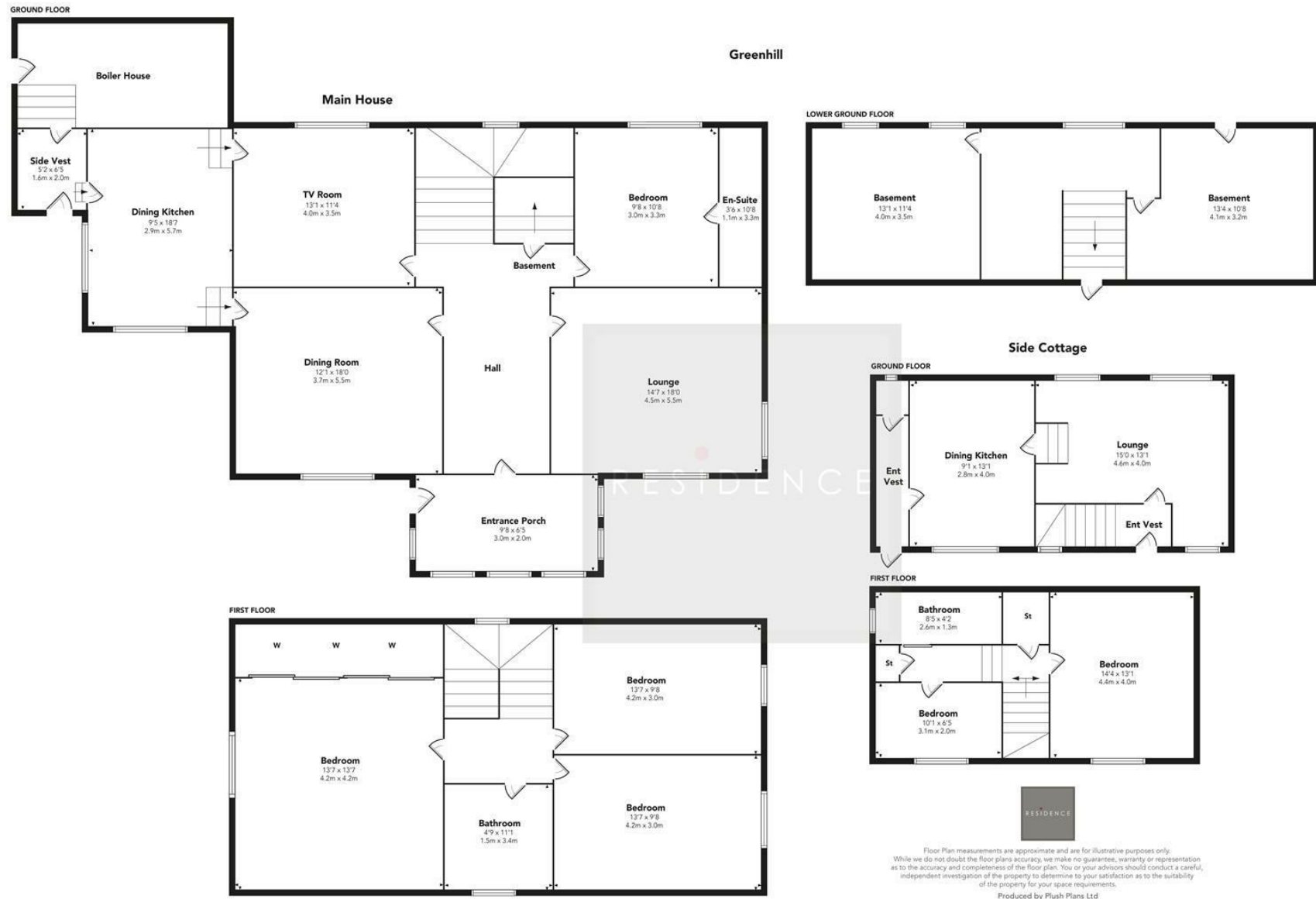


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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is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