



OFFERS OVER

£249,000

Rowan Walk
Strathaven, ML10 6HH

PROPERTY SUMMARY

Nicely positioned within the pretty, sought after address of Rowan Walk, is this deceptively spacious, extended, semi-detached villa. This lovely home offers substantial and versatile family accommodation over two levels; with four bedrooms, and three public rooms, a fantastic location close to Strathaven Academy and Kirkland Park Primary School, the property is sure to be popular.

The spacious layout of apartments comprises; entrance vestibule ideal for muddy boots and jackets, welcoming reception hallway with under-stairs storage, attractive, front facing lounge over-looking open grassy area, and with feature log burning stove, ground floor double bedroom with walk-in closet, and en-suite shower room.

To the rear of the property, you will find a dining size, solid wood, fitted kitchen, utility room with access to rear garden, and sunroom currently being utilised as a dining/sitting room. On the upper level are three well-proportioned bedrooms; of which two have fitted storage. The first-floor accommodation is completed by a modern, three-piece, family shower room.

4



2



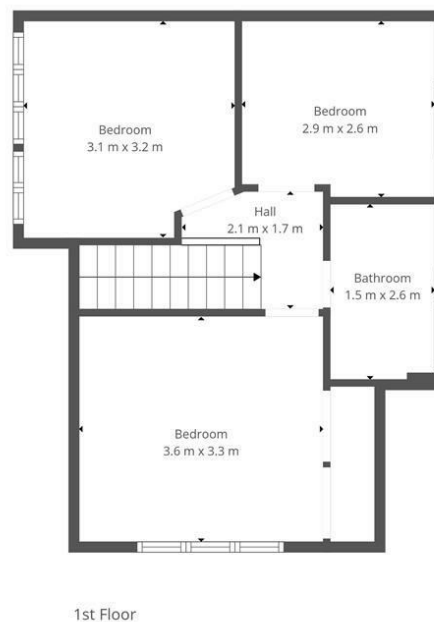
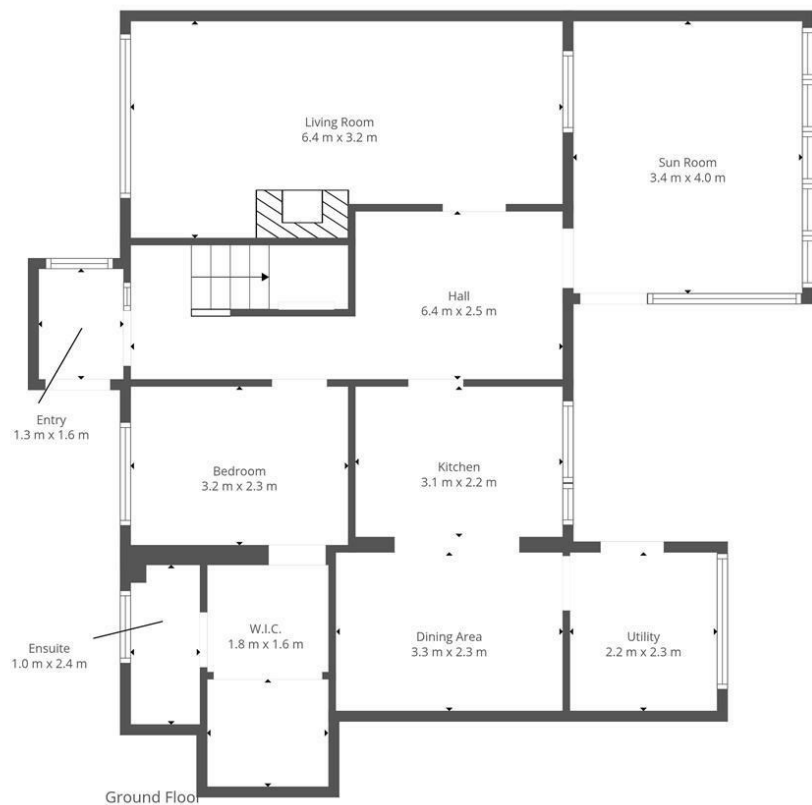
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



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	68	75
(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



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