

FIXED ASKING PRICE

£439,995

The Devonshire
Strathaven, ML10 6GW

PROPERTY SUMMARY

This is a beautiful home for a large family and boasts an open-plan kitchen, dining and family area – the perfect place for entertaining friends and doing kids craft activities as well as a flexible space to relax on a comfortable sofa and sip coffee. There is also a separate living room with full height windows, giving you the opportunity to create a more formal sitting room away from the hustle and bustle of family life.

The German designer kitchen is fitted with premium Bosch and Hotpoint appliances and the addition of a breakfast bar provides another useful dining option. The French doors lead out to the back garden, and a cloakroom and utility room complete the downstairs space. The utility room has its own back door, which will help keep the rest of your home clean and tidy. There is also a study, perfect for home working or as a family den or snug.

Upstairs, there are four spacious bedrooms, as well as two en-suites and a family bathroom, finished with your choice of Porcelanosa tiles (dependent on the point of reservation). The spacious master bedroom features a walk-in wardrobe and large double wardrobe in oak

finish, in addition to its own en-suite. One of the other bedrooms also features oak finish fitted wardrobes, adding to the home's range of storage solutions.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

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		
(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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OFFICE DETAILS

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