



OFFERS OVER

**£339,000**

**Lethame Road**  
Strathaven, ML10 6EF

## PROPERTY SUMMARY

Beautifully positioned upon a generous, South facing plot within one of Strathaven's most sought after addresses is this attractive, four-bedroom, detached villa. With bright and spacious accommodation over two levels, pretty, well-established gardens, and close proximity to both Strathaven Academy and Kirkland Park Primary, this fabulous property offer a family the opportunity to acquire their forever home.

The versatile layout of apartments comprises; entrance vestibule, broad and welcoming reception hallway with striking open tread staircase leading to upper level, stunning dual aspect formal lounge with feature fireplace, formal dining room, family room bedroom four, quality fitted dining size kitchen with integrated appliances, pantry cupboard, laundry/boot room with access to garden, and two-piece cloaks/wc.

On the upper level accessed via a spacious landing are three well-proportioned double bedrooms with fitted storage, the master-bedroom with its own en-suite shower room. Completing the first-floor accommodation is a four-piece family bathroom, and hall storage.

4



2



2



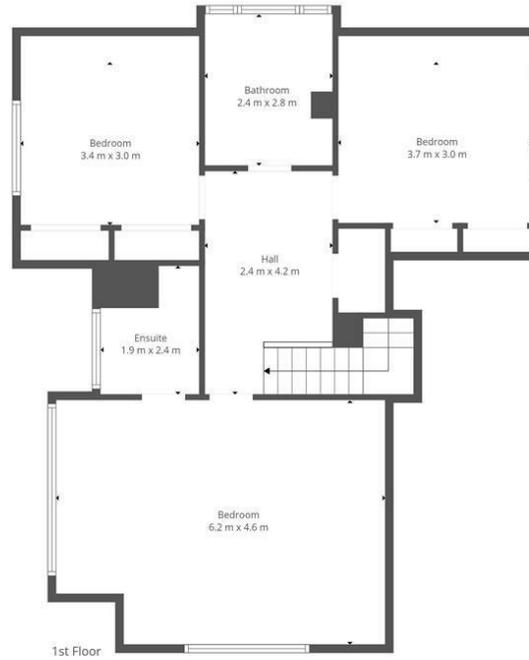








Ground Floor



1st Floor

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

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

G

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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**  
 9 Townhead Street  
 Strathaven  
 ML10 6AB

**OFFICE DETAILS**  
 01357 510088  
 judithmcgill@cruive-estateagents.co.uk