



OFFERS OVER

**£159,000**

**Brook Street**  
Strathaven, ML10 6NG

## PROPERTY SUMMARY

Positioned upon a substantial corner plot with Southeast facing rear garden and generous gardens to side offering excellent potential to extend is this beautifully presented, semi-detached, villa. Immaculately maintained by the current owners the property has evidently been well-loved and cared for both inside and out. This lovely property offers a discerning purchaser the opportunity to acquire a fabulous home within a convenient central location close to amenities and the stunning Strathaven Park.

The bright and spacious layout of accommodation comprises; welcoming reception hallway open to generous front facing lounge with under-stairs storage, spacious, modern, dining size kitchen with integrated oven, hob, and hood, and access to rear garden.

On the upper level, accessed via a half-turned staircase flooded with light coming from a large, picture window over-looking the pretty gardens, are two, well-proportioned bedrooms, both with the luxury of fitted wardrobes, and a modern, three-piece, family bathroom with over-bath shower.

2



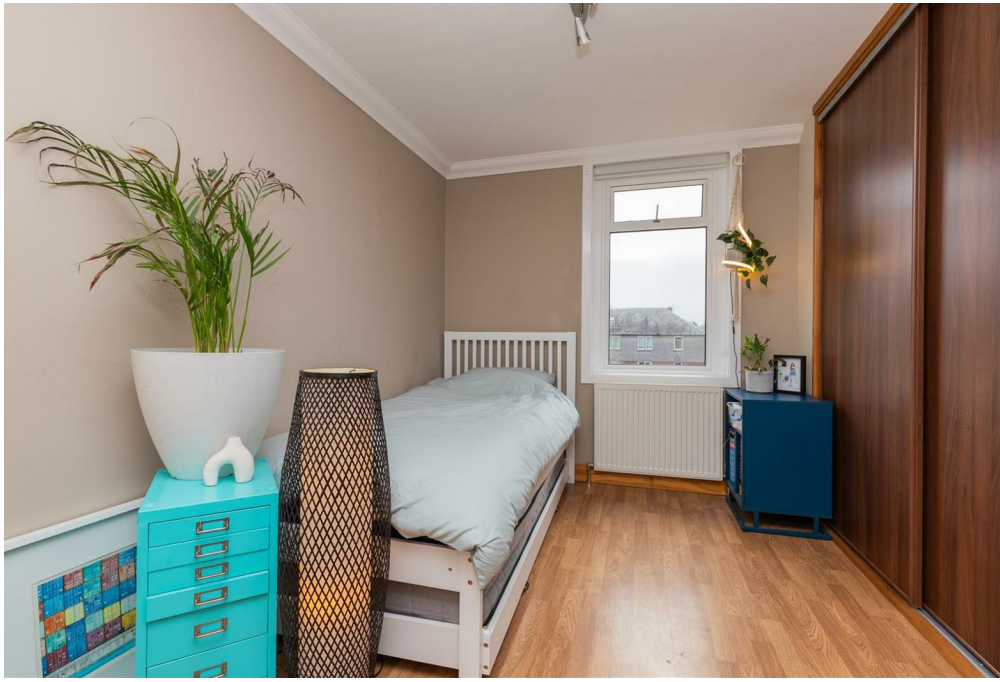
1



2



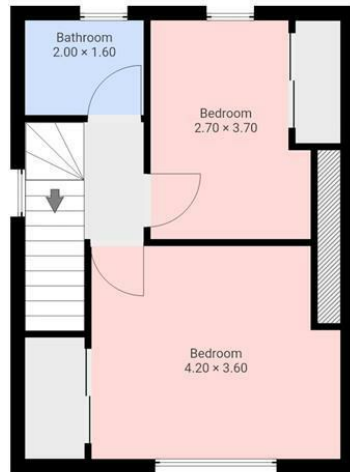








GROUND FLOOR



FIRST FLOOR

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**


Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<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**

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**OFFICE DETAILS**

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