

cruive  
ESTATE AGENTS

OFFERS OVER

£159,000

**Weirs Gate**  
Strathaven, ML10 6LD



## PROPERTY SUMMARY

Ideally situated within the pleasant, centrally located development of Weirs Gate, is this spacious, two-bedroom, ground floor flat. With two generous double bedrooms, private parking, and maintained grounds this lovely apartment would make a perfect downsize for those looking for all on the level accommodation conveniently placed close to a wide range of amenities.

The well-proportioned accommodation comprises; secure communal entry, reception hallway with storage cupboard, bright, front facing lounge with feature fireplace and electric fire inset, overlooking well-tended communal gardens, fitted kitchen with integrated appliances, two double bedrooms with excellent fitted storage the master bedroom with its own en-suite shower room, and three-piece bathroom with corner bath.

This attractive property further benefits from gas central heating, double glazing, private parking, and nicely laid out, communal garden grounds.

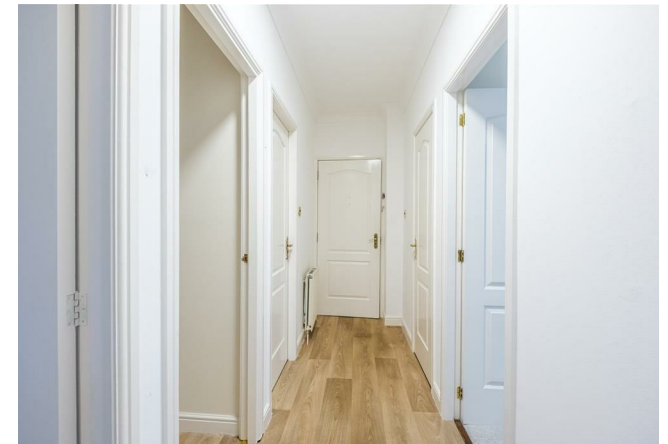
2



2



1





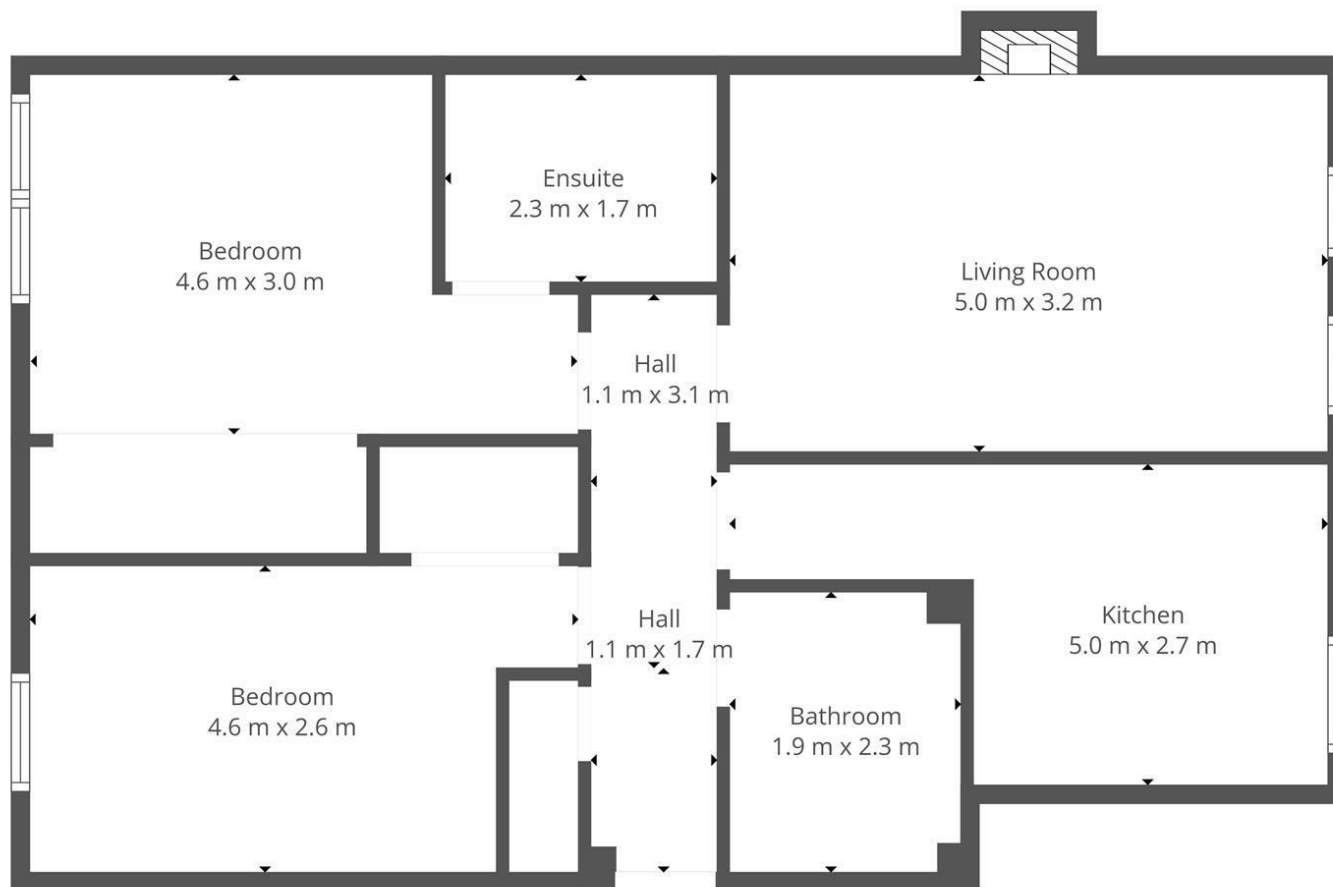












This Floorplan Is Intended To Give An Indication Of The Layout Only.

## 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	70	71
	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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