



OFFERS OVER

£459,000

Lethame Road
Strathaven, ML10 6EF

PROPERTY SUMMARY

Offering a discerning purchaser the rare opportunity to acquire a property of this calibre within one of the most sought-after locales in Strathaven is this magnificent family home. Behind the attractive facade, and charming Rosemary slate roof is a spacious and versatile layout of beautifully presented apartments. The love and care that has been invested in this incredible home over the years is evident by means of immaculate maintenance, thoughtful design, and stylish flair.

The substantial accommodation comprises; entrance vestibule with double storm doors, broad and welcoming reception hallway, front facing lounge with bay window, fireplace, and bespoke bookcases, sunroom leading to generous South facing side garden, three-piece shower room, thoughtfully designed, quality fitted kitchen with breakfasting bar, utility/boot room with plethora of storage, and rear access, and boiler room.

Located to the rear of the property is a fabulous, flexible apartment flooded with light from three sets of French doors and allowing access to rear garden. Completing the ground floor accommodation is a stunning formal lounge with bay window and fireplace, and formal dining room. This suite of three rooms provides a wonderful entertaining space for family gatherings and parties.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only



1st Floor



Ground Floor

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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