



OFFERS OVER

**£285,000**

**St. Anne's Well**  
Strathaven, ML10 6QY

## PROPERTY SUMMARY

Presented to the market in truly walk-in condition is this extended, immaculately maintained, modern, detached villa . Tucked away in a peaceful, child friendly, cul de sac, this beautiful home with three bedrooms and three public rooms, offers bright and spacious family accommodation located within school catchment for Kirkland Park Primary and Strathaven Academy.

The well-appointed accommodation comprises; welcoming reception hallway, modern two-piece cloaks/wc, substantial, front facing, lounge with feature fireplace and electric fire inset, French doors leading to formal dining room, stylish, modern fitted kitchen with oven, hob, hood, and dishwasher, pantry cupboard, and side access, and stunning family room with French doors leading to garden.

On the upper level accessed via a spacious landing with storage are three well-proportioned bedrooms. The two double bedrooms both benefit from having fitted wardrobes. The master bedroom also has a luxurious, modern, en-suite shower room. Completing the first-floor accommodation is a modern, three-piece family bathroom with over bath shower.

This lovely family home further benefits from gas central heating, double glazing, two timber garden sheds, and parking for several cars. The well-tended gardens have been laid with easy maintenance in mind with the attractive, fully enclosed rear garden offering a safe space for children and pets.

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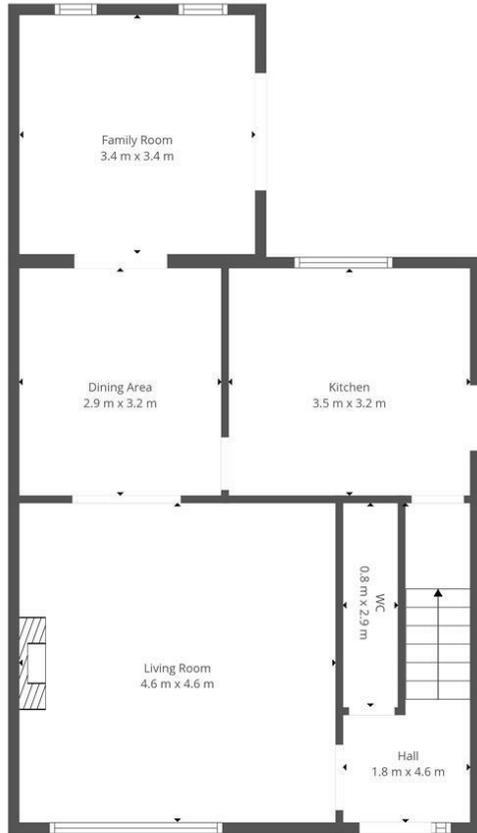
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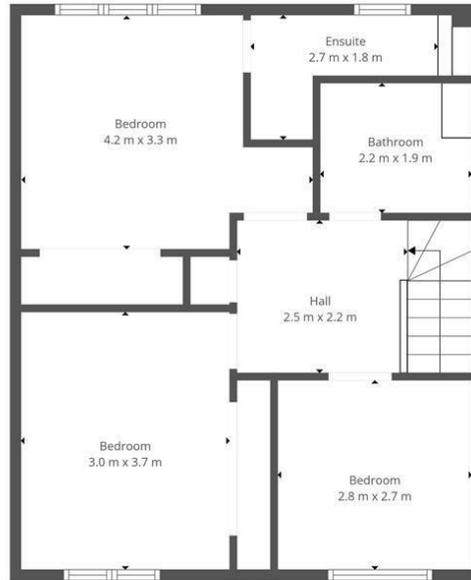








Ground Floor



1st Floor



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



**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(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



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