



OFFERS OVER

**£425,000**

**The Byre**  
Strathaven, ML10 6TA



## PROPERTY SUMMARY

Set amidst generous garden grounds with a stunning open outlook across the surrounding countryside, is this exceptional four-bedroom family home extending to a considerable 2700sqft. Constructed circa 2016 'The Old Byre' blends the convenience of modernity and energy efficiency with a rustic rural charm sympathetically designed to sit beautifully against the pretty rural backdrop.

Completed to an exacting standard throughout, the bright and spacious accommodation formed over two level comprises; broad and welcoming reception hallway with storage, formal lounge with French doors leading to attractive slate patio perfectly positioned to enjoy the best of the breathtaking views, inner hallway, modern three-piece shower room, double bedroom with fitted wardrobes and modern three-piece en-suite shower room, modern dining size kitchen with integrated fridge/freezer, dishwasher, range cooker, and hood, and utility room with access to garden.

Accessed via a solid oak staircase the generous layout of apartments continues on the upper floor with three generously proportioned double bedrooms. The largest of the bedrooms faces to the front of the property affording the open outlook, and benefits from having its own en-suite facilities, and fitted wardrobes. The remaining two double bedrooms also have fitted storage, one of which is also en-suite.

4



4



2



















Floor 2



Floor 1

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



**OFFICE ADDRESS**  
9 Townhead Street  
Strathaven  
ML10 6AB

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

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

F

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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