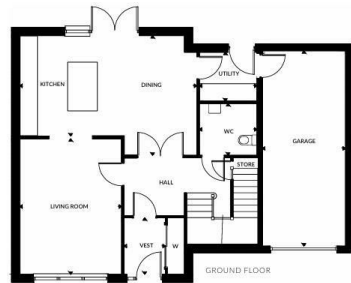




PRICES FROM

**£419,995**

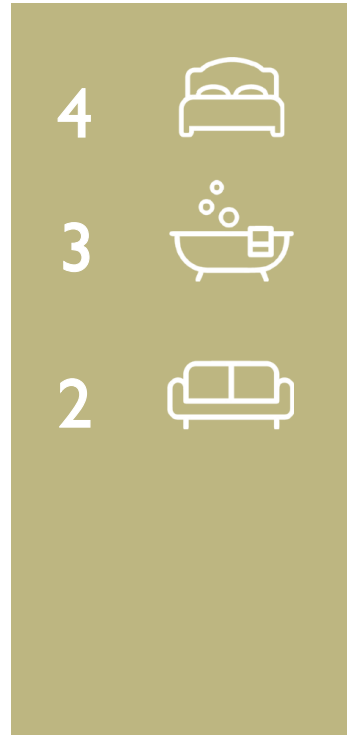
**Queens Gate**  
Strathaven, ML10 6GW



First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.17m x 4.25m	13' 8" x 13' 11"
En-suite 1	2.37m x 2.37m	7' 9" x 7' 9"
Walk-in Wardrobe	2.37m x 1.77m	7' 9" x 5' 10"
Bedroom 2	3.03m x 4.62m	9' 11" x 15' 2"
En-suite 2	2.45m x 2.25m	8' 0" x 7' 6"
Bedroom 3	3.89m x 4.30m	12' 9" x 12' 1"
Bedroom 4	3.64m x 3.10m	12' 2" x 10' 2"
Bathroom	2.46m x 2.25m	8' 0" x 7' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.47m x 2.02m	4' 10" x 6' 7"
Living Room	3.68m x 4.89m	12' 1" x 16' 0"
Kitchen/Dining	6.42m x 4.32m	21' 1" x 14' 2"
Utility	2.12m x 1.75m	6' 11" x 5' 9"
WC	2.12m x 1.85m	6' 11" x 6' 1"
Garage	3.00m x 7.07m	9' 11" x 23' 2"

Total Area 162.50m<sup>2</sup> | 1,749 Sq Ft.



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>		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  
9 Townhead Street  
Strathaven  
ML10 6AB

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