

cruise

ESTABLISHED 1974

OFFERS OVER

£535,000

Merkland House
Strathaven, ML10 6PR

PROPERTY SUMMARY

Set amidst the most picturesque Strathaven countryside enjoying enviable views from its elevated position is this handsome, traditional, sandstone villa. Occupying generous, mature gardens this beautiful period home offers substantial family accommodation within the prettiest of locations. With circa 5 acres and planning consent already granted for stables/garage Merkland House presents a rare opportunity for a family wishing to live a country life within a property of outstanding calibre.

The immaculately maintained and versatile layout of bright and well-appointed rooms comprises; entrance vestibule, broad and welcoming reception hallway, stunning formal lounge with multiple aspects overlooking the grounds, access to rear garden, and striking fireplace with log burning stove inset, sitting room/double bedroom four with feature fireplace and working fire, two-piece cloaks/wc with storage, and newly fitted, tasteful, shaker style, dining size kitchen with integrated appliances, Belfast sink, central island, original detailed cornice work, and access to rear gardens.

On the first floor accessed via a turned staircase and light and airy landing are three, well-proportioned double bedrooms, all of which afford the breathtaking views across the surrounding countryside. The upper floor is completed by a

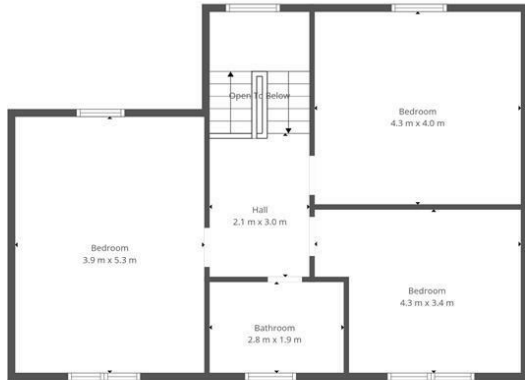
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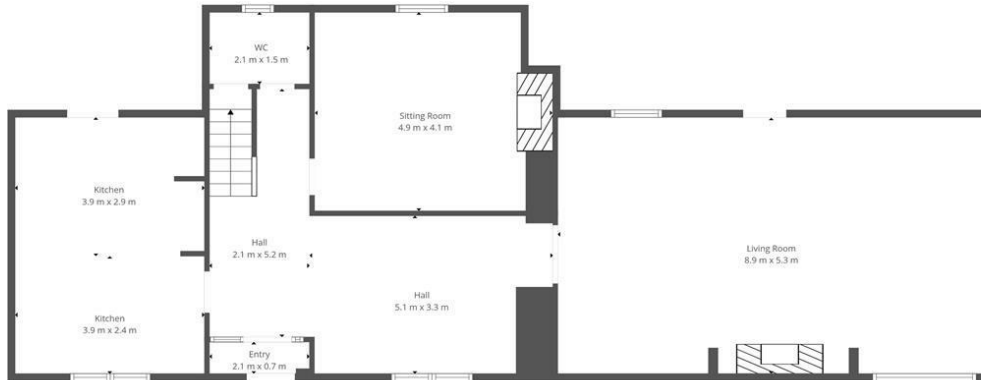








1st Floor



Ground Floor



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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (82 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (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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