



OFFERS OVER

£339,000

Magnolia Lane
Strathaven, ML10 6QX

PROPERTY SUMMARY

Presented to the market in truly, immaculate condition throughout is this exceptional, modern, two-bedroom, first-floor flat within the exclusive Fairways development. Nestled upon the periphery of Strathaven Golf Course this stunning and substantially proportioned apartment enjoys the wonderful views across the surrounding picturesque landscape. With a spacious, outdoor terrace, bright and airy rooms, private parking, and lift, number 3 Magnolia Lane offers a discerning purchaser the rare opportunity to acquire a property of this quality.

The stylishly presented layout of accommodation comprises; communal secure hallway with stairwell and lift leading to the property, broad and welcoming reception hallway with excellent storage, luxurious, four-piece bathroom, two generous double bedrooms both with fitted wardrobes; the lovely master bedroom has 'His and Hers' fitted wardrobes, and also has the benefit of a modern, three-piece, en-suite shower room.

Spanning the entire rear of this incredible flat is the heart of the home, a striking open plan lounge with media wall and fireplace, dining room, with a Jackson Moor kitchen perfect for entertaining friends and family. This show stopping space flooded with light with Bifold doors and floor to ceiling windows affords the pretty views across the golf course. The modern, and thoughtfully designed kitchen has integrated appliances, central island, tasteful marble worktops and

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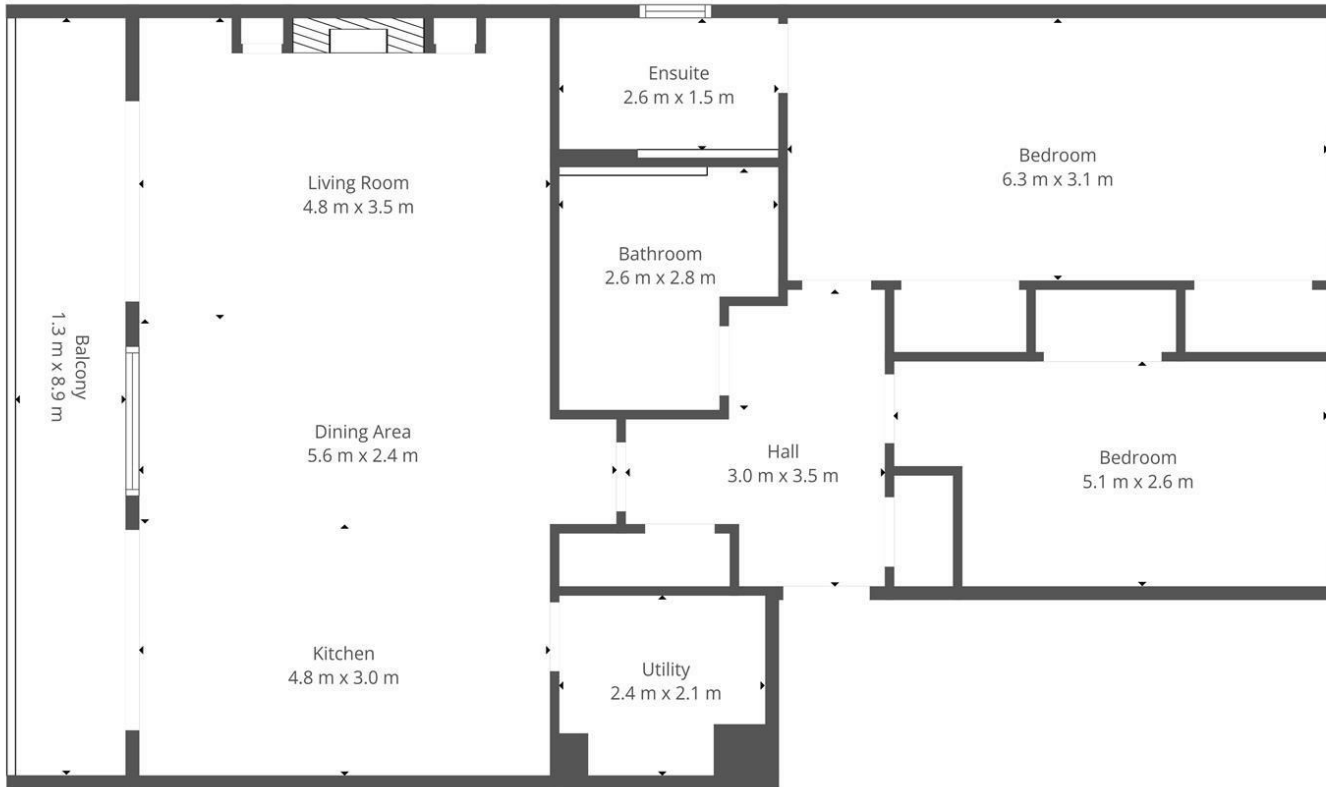
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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment 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



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



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