



OFFERS OVER

£299,000

Colinhill Road
Strathaven, ML10 6EU

PROPERTY SUMMARY

Occupying a substantial corner plot position within one of Strathaven's most sought-after, centrally located addresses is this rarely available, four-bedroom, four public room, semi-detached villa. This lovely family home offers spacious and versatile accommodation over two levels, perfect positioning for the highly regarded Strathaven Academy, South facing rear garden, and generous parking for multiple cars.

The bright and spacious layout of accommodation comprises; entrance vestibule, broad and welcoming reception hallway with useful cloaks storage, formal lounge with feature log burning stove, dining room with fireplace and gas fire inset, solid wood fitted kitchen with side access, three-piece family bathroom, tv/dining room, conservatory with access to garden, and double bedroom currently used as home office.

Located on the upper level accessed via an attractive mezzanine landing are a further three, well-proportioned, double bedrooms one of which benefits from fitted wardrobes. The first-floor accommodation is completed by a stylish, modern, shower room, and hall and eaves storage.

4



2



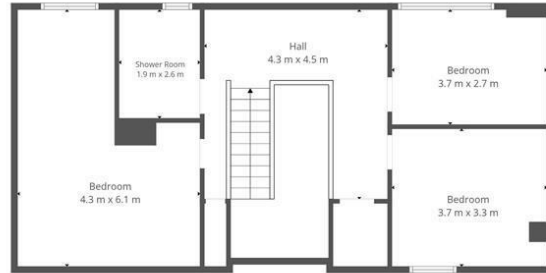
4



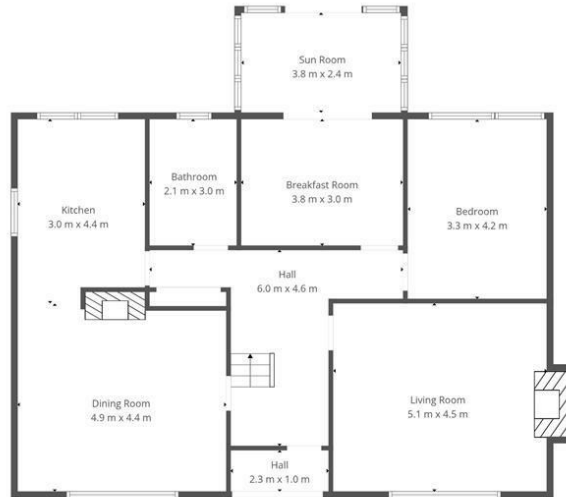








1st Floor



Ground Floor

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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