

OFFERS OVER

£425,000

Spynie Gardens
Strathaven, ML10 6FN

PROPERTY SUMMARY

Occupying a generous plot with a pretty woodland area to the rear offering a high level of privacy, is this stunning five bedroom detached villa. This stylish family home has been beautifully maintained and upgraded by the current owners with a fabulous open plan kitchen and living area to the rear, professionally landscaped gardens, and potential to further develop the area above the garage with planning permission already in place.

The well-appointed accommodation comprises; broad and welcoming reception hallway, family/tv room, modern two-piece cloaks/wc, attractive formal lounge with bay window and window seat enjoying the pleasant outlook across the rear garden, and feature log burning stove, bedroom five, striking deep blue shaker style kitchen with quartz worktops, central island, integrated appliances, and rear access, open plan to dining room with French doors leading onto patio ideal for dining al fresco, utility room with side access, and access to integral garage.

On the upper level the bright and spacious accommodation continues with four double bedrooms all with the luxury of fitted storage and en-suite facilities. For those wishing to extend the property further, planning permission has already been granted to develop the substantial space above the garage into a master-suite with dressing room and bathroom.

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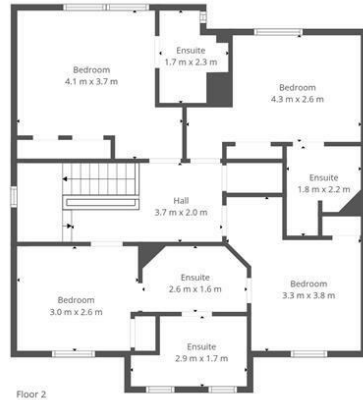
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This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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