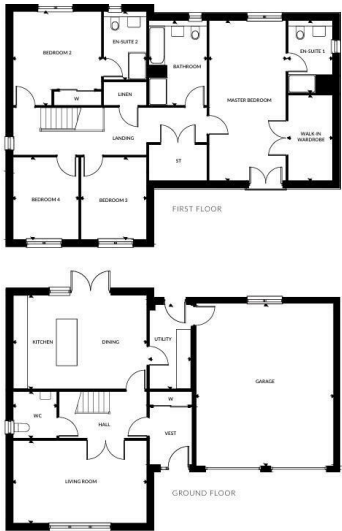




PRICES FROM

£464,995

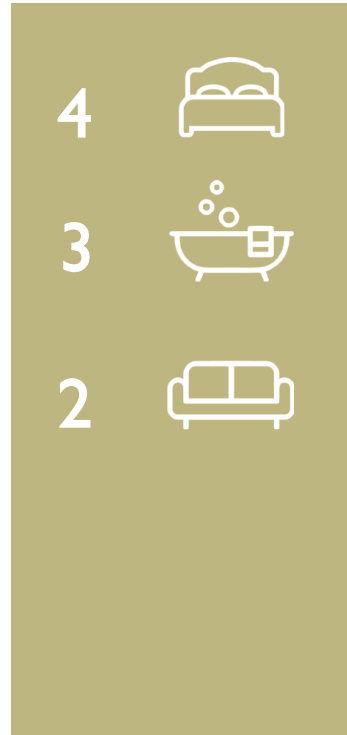
Queens Gate
Strathaven, ML10 6GW



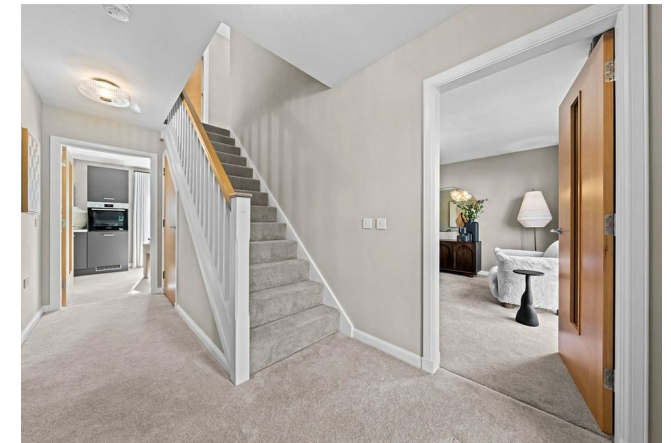
First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.35m x 6.97m	11' 0" x 22' 10"
En-suite 1	1.92m x 3.72m	6' 4" x 12' 2"
Walk-in Wardrobe	1.92m x 3.15m	6' 4" x 10' 4"
Bedroom 2	3.85m x 4.09m	12' 8" x 13' 5"
En-suite 2	1.87m x 2.97m	6' 2" x 9' 9"
Bedroom 3	2.86m x 3.57m	9' 5" x 11' 9"
Bedroom 4	2.86m x 3.57m	9' 5" x 11' 9"
Bathroom	2.53m x 3.69m	8' 4" x 12' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.85m x 2.48m	6' 1" x 8' 2"
Living Room	5.82m x 3.59m	19' 1" x 11' 9"
Kitchen/Dining	5.82m x 4.07m	19' 1" x 13' 4"
Utility	1.80m x 3.67m	5' 11" x 12' 0"
WC	1.89m x 2.02m	6' 11" x 6' 8"
Garage	6.00m x 7.07m	19' 8" x 23' 2"

Total Area 185.70m² | 1,999 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			
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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