



OFFERS OVER

£465,000

Reed Way
Strathaven, ML10 6XR

PROPERTY SUMMARY

Occupying what is arguably one of the best plot positions within Colinhill Grange, is this stunning five-bedroom detached Robertson villa. Enjoying a beautiful Westerly outlook, the property has a pretty wooded area, small babbling stream, and pleasant country views to the rear. With bright and spacious accommodation and a substantial child friendly garden, this exceptional home is sure to be popular with families looking for a forever home close to excellent local schooling.

The well-appointed layout of apartments comprises; broad and welcoming reception hallway with storage and access to garage, modern two-piece cloaks/wc, generous front facing formal lounge, sleek, modern fitted kitchen with upgraded integrated appliances including wine cooler, and breakfast bar open to attractive dining and living areas conducive with modern family living; this incredible kitchen, living, and dining area spans the entire rear of the property and has two sets of French doors leading to garden.

On the upper level accessed via a light and airy landing are five well-proportioned double bedrooms, of which four benefit from fitted storage; two of these lovely bedrooms also have the luxury of their own en-suite facilities. The first-floor accommodation is completed by a four-piece modern family bathroom, and access to attic space.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

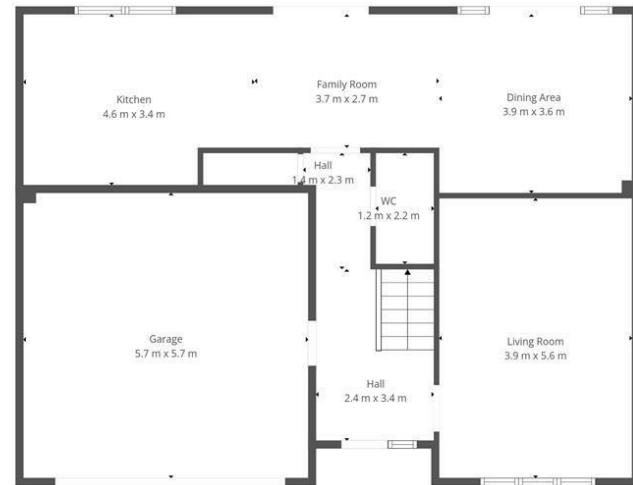
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VIEWINGS

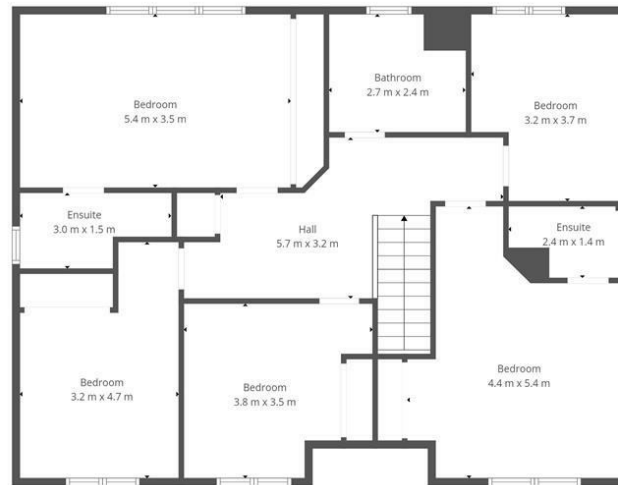
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	87
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



Ground Floor



1st Floor



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



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