



cruise
ESTATE AGENTS

OFFERS OVER

£325,000

Orchard Gardens
Strathaven, ML10 6UN

PROPERTY SUMMARY

Located within the well-established and child friendly cul de sac of Orchard Gardens close to excellent local schooling is this extended, detached, and beautifully presented, four-bedroom, family home. This wonderful property has been thoughtfully extended by the current owners to provide a substantial layout of bright and spacious apartments conducive with modern, family living.

The immaculately maintained accommodation comprises; welcoming reception hallway with under-stairs storage, two-piece cloaks/wc, stylish, front facing formal lounge with feature fireplace and living flame gas fire inset, modern fitted kitchen open to dining and living area with French doors leading to garden, utility room, and office which could serve as a single bedroom if required.

On the upper level are four, well-proportioned bedrooms three of which benefit from having fitted storage. The sizeable master bedroom also has its own modern, three-piece, en-suite shower room. Completing the first floor accommodation is a modern, three-piece family bathroom with over-bath shower, and hall storage.

This wonderful home further benefits from gas central heating, double glazing, monoblock double driveway and electrical socket. The established gardens offer a beautiful and safe space for children playing or entertaining friends.

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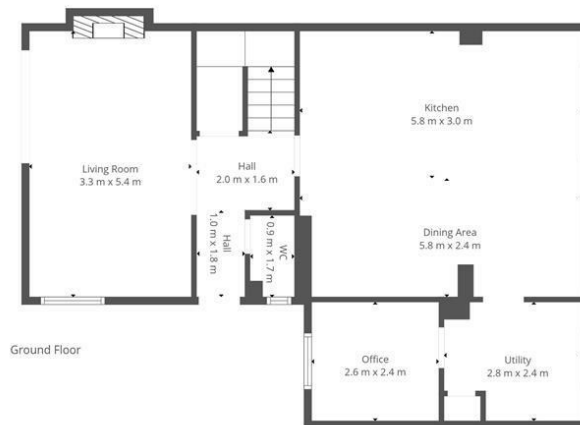
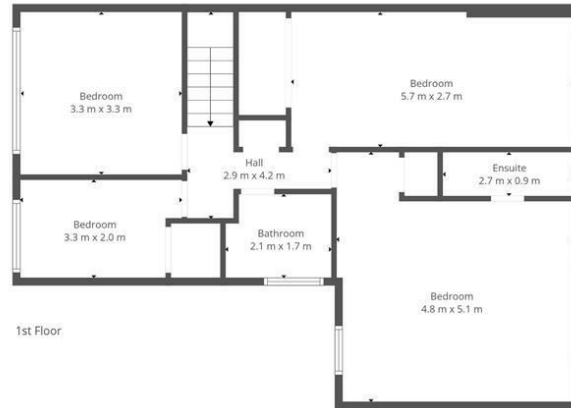
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



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 Strathaven
 ML10 6AB

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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