

PRICES FROM

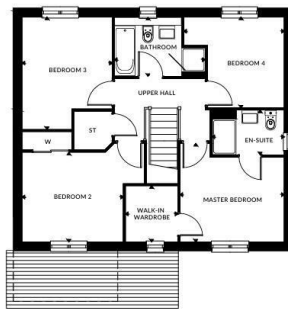
£364,995

Queens Gate
Strathaven, ML10 6GW





GROUND FLOOR

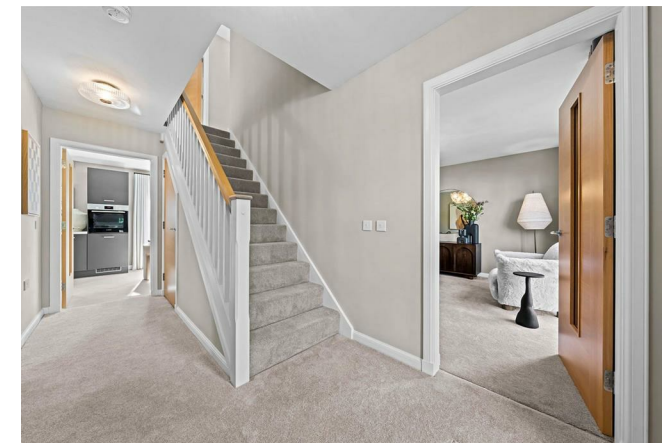


FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.35m	13' 7" x 10' 11"
Bedroom 3	3.05m x 3.80m	10' 0" x 12' 5"
Bedroom 4	3.40m x 3.08m	11' 1" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen/Dining/Family	6.87m x 3.23m	22' 6" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Garage	3.04m x 6.00m	9' 11" x 19' 8"

Total Area 123.30 m² | 1,327 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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