



OFFERS OVER

**£270,000**

**Glassford Road**  
Strathaven, ML10 6LL

## PROPERTY SUMMARY

Constructed circa 1880 this beautiful, deceptively spacious, three-bedroom cottage offers the perfect blend of period charm and versatile family accommodation conducive with modern living. Immaculately maintained internally, and with well-tended, substantial, mature gardens to the rear, this delightful home offers a discerning purchaser the rare opportunity to buy a traditional home in such excellent condition both inside and out.

The flexible and well-proportioned accommodation comprises; welcoming reception hallway with useful storage, generous front facing lounge with feature fireplace and gas fire inset, formal dining room, stylish, modern fitted kitchen with access to rear garden, bedroom to rear, and three-piece family shower room.

On the upper level are two generous double bedrooms both having the luxury of large walk-in closets. Completing the first-floor accommodation is an attractive, three-piece modern shower room, and a third bed/box room which would make an excellent nursery or home office.

3



2



2









**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

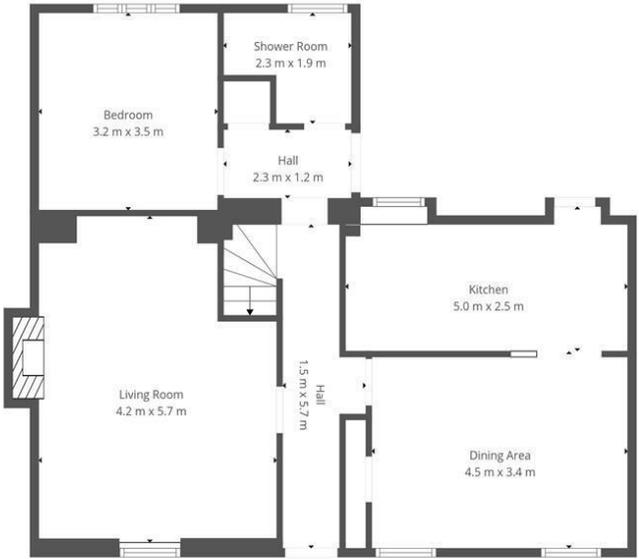
Freehold

**COUNCIL TAX BAND**

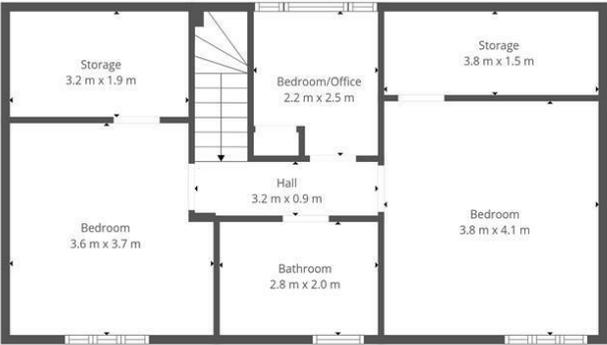
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**VIEWINGS**

By prior appointment only



Ground Floor



1st Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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



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



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