



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0141 404 5474

**7 Branks Avenue**  
CHAPELTON, STRATHAVEN, ML10 6RL





## the location

Chapelton is a small semi-rural village situated just a short distance from both Strathaven and East Kilbride. The area offers excellent shopping facilities and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks. Strathaven has a typical village community, a wide variety of shops within the village centre including restaurants, pubs, cafes and a large Sainsbury's. The area is highly regarded for its school catchment. For those commuting, there are excellent road links to the surrounding areas which include East Kilbride, Hamilton and Ayrshire.

McEwan Fraser Legal are delighted to offer to the market this three bedroom detached villa. Situated within the popular village of Chapelton and set within a quiet residential cul de sac. A strong emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Immediately upon entry, it is apparent the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.







## the property

The accommodation on offer consists of an entrance vestibule which offers access to the WC. The spacious lounge has large double glazed picture window which floods the room with ample natural light and offers aspect over front garden grounds. Timber framed French doors with glass panel inserts provide access to the formal dining room which has ample room for a large dining table and chairs and also gives access to rear garden grounds via floor to ceiling sliding patio doors making this the ideal home for entertaining guests. At the heart of this family home is the real versatility of space provided by way of the modern kitchen. This includes a good range of floor and wall mounted units with matching worktops, which provides a fashionable and efficient work-space. It further benefits from gas oven and hob with extractor hood making this the ideal kitchen for the aspiring chef. The kitchen also has an outer door providing access to the side. The upper floor of this family home boasts 3 good sized double bedrooms all of which benefit from wardrobes with bedroom 2&3 having ample room for additional free-standing furniture. The main family bathroom consists of a fresh white 3 piece suite including corner bath and separate shower cubicle and completes the accommodation internally.

Externally the property has both front and rear garden grounds with the front being laid mainly to lawn with mono-bloc section leading to integral garage with the rear garden being child secure and offers a section laid to lawn, a small slabbed patio area ideal for housing patio furniture and is surrounded with shrubs which offer some privacy making this tranquil spot ideal for soaking up sun in the summer months.

The property is further enhanced with gas central heating and double-glazed units throughout for comfort and also comes with a unique PART EXCHANGE SOLUTION.







## the details

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Dining Room	3.80m (12'6") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	3.10m (10'2") x 2.60m (8'6")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bedroom 3	3.90m (12'10") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 2.10m (6'11")
WC	1.90m (6'3") x 0.80m (2'7")
Garage	4.90m (16'1") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>

EPC Rating: C

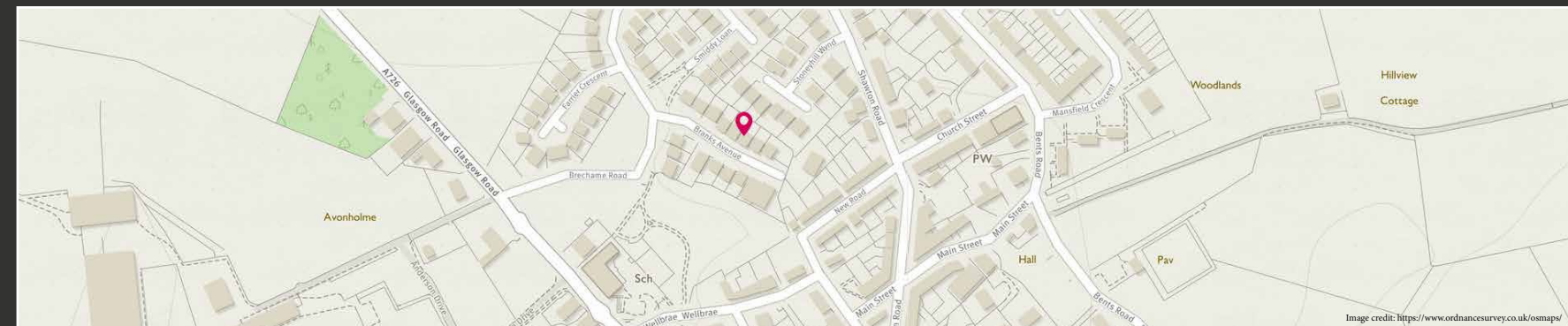
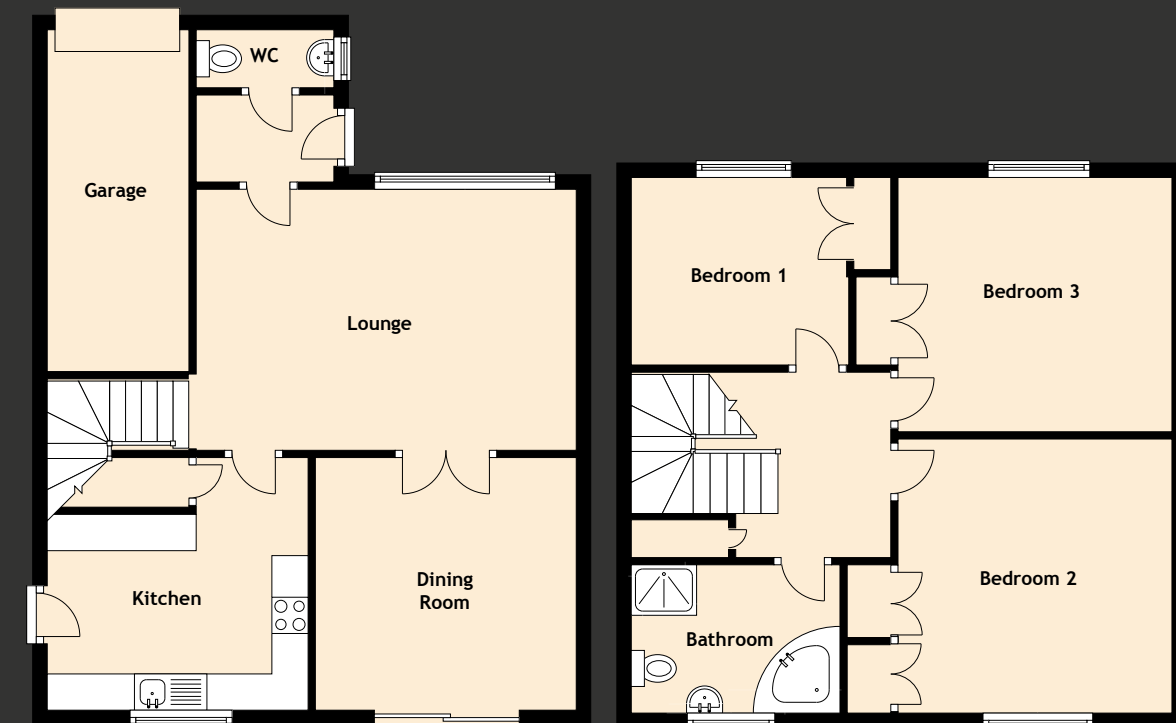


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Tel. 0141 404 5474  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**ALAN DONALDSON**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer