



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Immaculate two-bed end of terrace property, set in the charming town of Strathaven, very spacious accomodation*



Nestled in a tranquil neighbourhood, this delightful two-bedroom end-of-terrace property offers a unique blend of modern convenience and outdoor serenity. Boasting a brand-new kitchen and a generously sized garden, this home is a perfect sanctuary for those seeking a harmonious lifestyle.

# THE LIVING ROOM



The living area is flooded with natural light, creating a welcoming and airy ambience. It's a versatile space that can easily accommodate your family gatherings or serve as a cosy retreat by the fireplace after a long day.

# THE KITCHEN



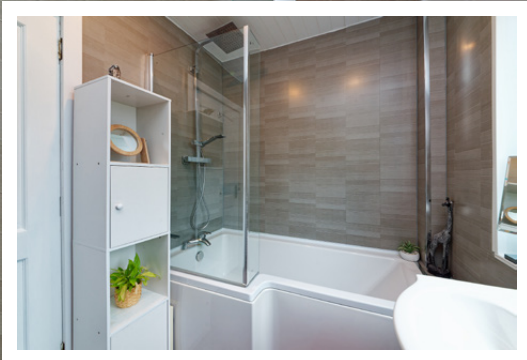
Step into the heart of the home, where a newly renovated kitchen awaits. Featuring sleek countertops, state-of-the-art appliances, and ample cabinet space, this kitchen is a chef's dream come true. Whether you're hosting a dinner party or preparing a casual meal, this space effortlessly accommodates your culinary endeavours.





The property offers two well-appointed bedrooms, providing a peaceful retreat for both residents and guests. These rooms are perfect for rest and relaxation, with plenty of space for storage and personalization. The modern bathroom features contemporary fixtures and a soothing colour palette, creating a spa-like atmosphere for your daily routines.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Step outside to discover a sprawling garden that's perfect for outdoor enthusiasts. Whether you have a green thumb or simply crave a serene outdoor space, this garden is your canvas. It offers endless opportunities for gardening, play, relaxation, and entertainment. Off-road parking ensures your vehicles are conveniently accommodated. Being an end-of-terrace property, you'll enjoy an enhanced sense of privacy and minimal through traffic, providing a tranquil environment for your family to thrive.

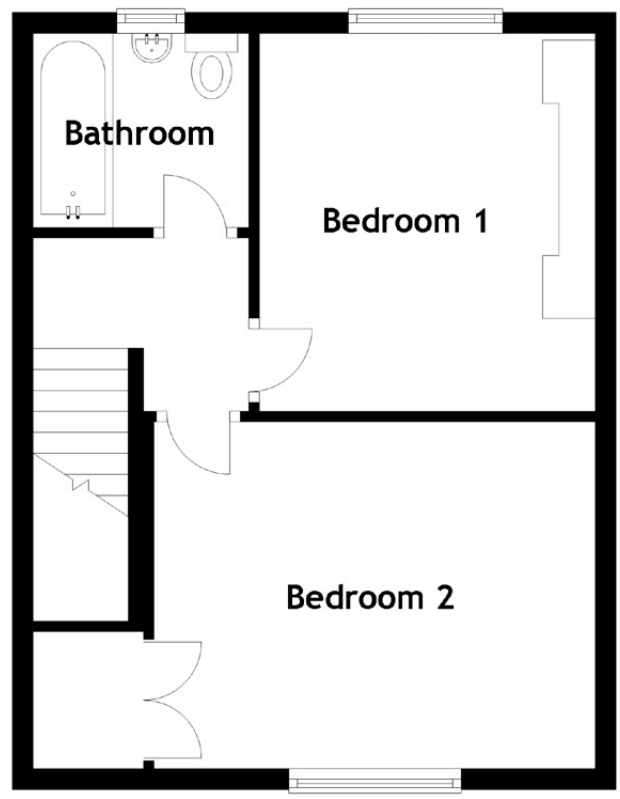
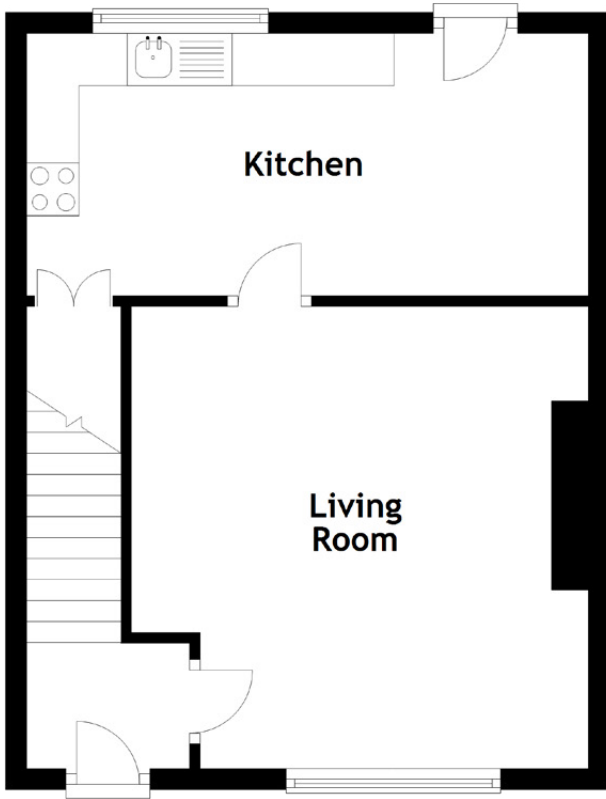
This property has been lovingly maintained, making it move-in ready. It's an ideal canvas for you to add your personal touch and create the home of your dreams.

Don't miss the opportunity to make this charming two-bedroom end-of-terrace property your own. With a new kitchen and a spacious garden, it's the perfect place to create lasting memories with loved ones. Early viewing is advised to envision your future in this delightful home.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



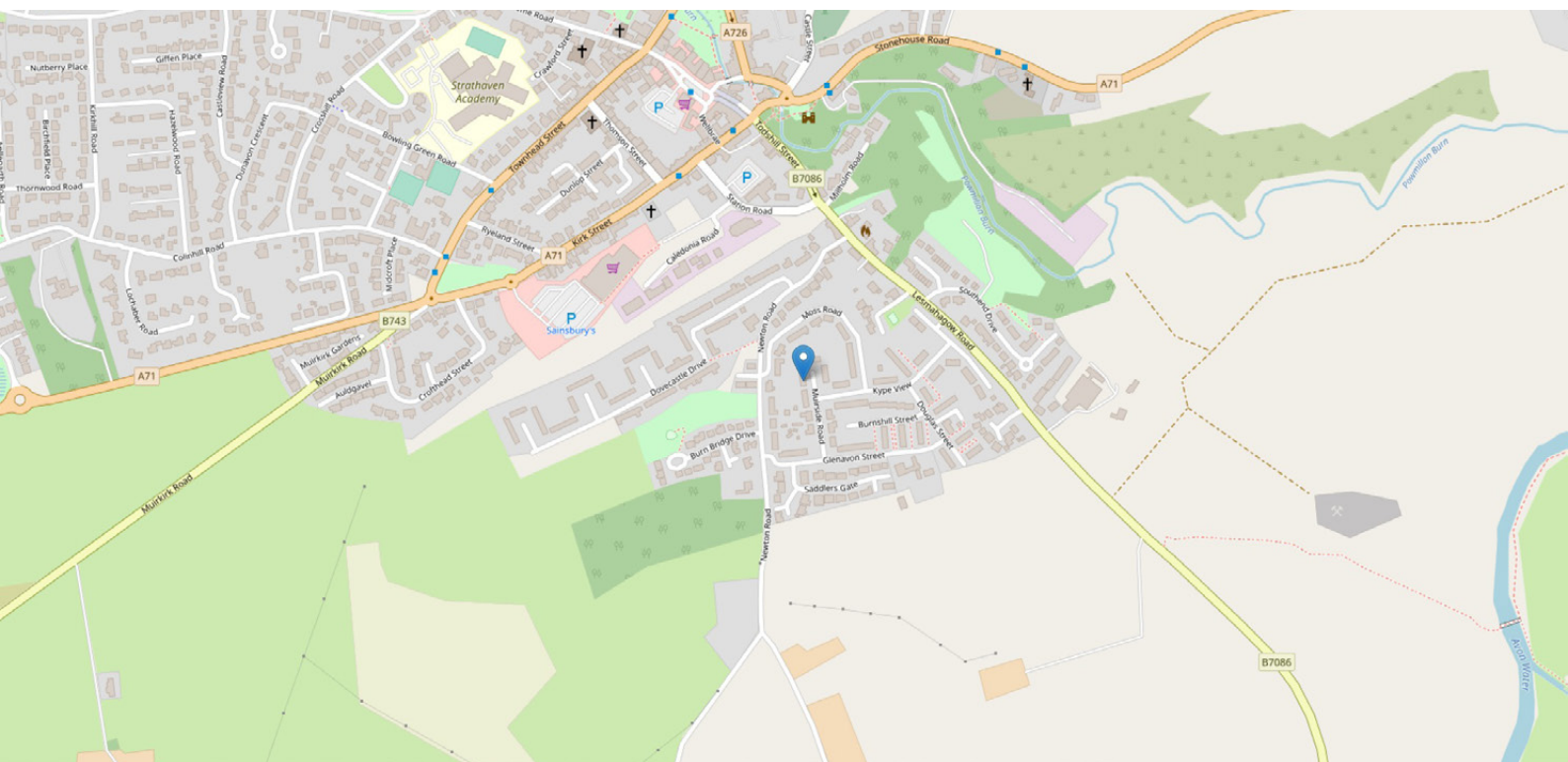
Approximate Dimensions (Taken from the widest point)

Living Room 4.40m (14'5") x 4.35m (14'3")  
 Kitchen 5.35m (17'7") x 2.50m (8'2")  
 Bathroom 2.05m (6'9") x 1.85m (6'1")  
 Bedroom 1 3.60m (11'10") x 3.20m (10'6")

Bedroom 2 4.20m (13'9") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
 EPC Rating: C

Buyer's Premium Value: £2700.00





# THE LOCATION

Strathaven is a very popular town with a strong community and an extensive range of facilities including a number of specialist and boutique shops, excellent schools and a good selection of leisure and professional services.





The nearby towns of Hamilton and East Kilbride offer a further range of services while Glasgow provides a full range of retail, leisure and professional services. For outdoor enthusiasts, this area provides a wealth of activities, particularly equestrian pursuits, fishing, cycling and golf. Strathaven Golf Club is described as one of the finest parkland courses in the West of Scotland.

East Kilbride is approximately nine miles away and has a greater range of shops with one of Europe's largest indoor shopping centres, together with theatres, art galleries, museums, bars and many outstanding restaurants. There are also excellent sports and recreational facilities including Calderglen Park, Dollan Aqua Centre and the James Hamilton Heritage Park. Direct access to the main Scottish motorway network via the A71 leads to all major arterial routes throughout Scotland. Mainline train stations are in East Kilbride, Hamilton and Motherwell.



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