

1 Council Houses

RYELANDS, STRATHAVEN, SOUTH LANARKSHIRE, ML10 6QF



Excellent 3 bed semi-detached, Beautiful semi-rural location of Ryelands near Strathaven



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We are delighted to offer to the market this fantastic three bedroom semi-detached property, set in a popular family-friendly street and community that is well known for its neighbourly spirit.

Some of the traditional values that make a community are alive here, everybody actually knows each other and the streets are quiet and peaceful. This great home makes a perfect place to raise a family and it's presented in walk-in condition.

The property offers great value for money for any young family looking for a family home in a quieter more peaceful countryside location.

THE LOUNGE/DINER



The accommodation consists of a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The light floods in through the windows and the views across the open countryside are truly spectacular and a key feature of living in this lovely home.

THE KITCHEN



The spacious kitchen is a real hub for the family around meal times. It is perfect for the home, finished in a range of gloss white units, with an electric cooker and ample space for the free-standing fridge freezer, washing machine, chest freezer and tumble dryer. Freestanding appliances may be available by separate negotiation.



THE BATHROOM



The family bathroom is bright and fresh, finished in a white suite with an electric shower over the P shaped bath. The easy-clean wet wall panels ensure a spotless bathroom at all times.



Upstairs, there are three very good sized bedrooms, all with ample space for free-standing furniture and all benefiting from an abundance of natural light. There is also ample cupboard spaces throughout the home to help keep everything clutter-free and in its place. The property further benefits from a spacious loft that adds great extra storage space when required.

BEDROOM 1



BEDROOM 2



BEDROOM 3



The home is highly energy-efficient thanks to the solar panels which provide a good amount of free electricity and also produce an income from the excess energy sold back to the grid.

The property is kept warm and comfortable via double glazing and electric central heating. The large garden space is secure and pet-friendly and on sunnier days offers a great place to relax and unwind while you experience the stunning open views.

Driveway space and parking is in abundance and could easily be increased if required given the spacious garden area.

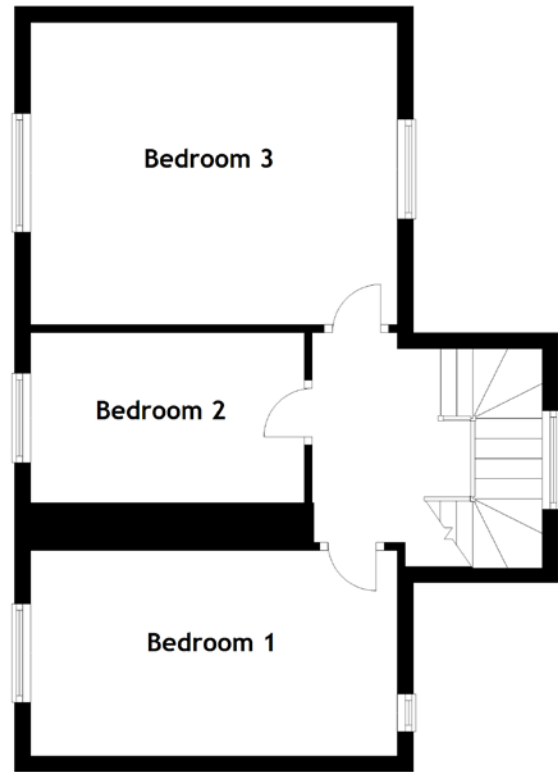
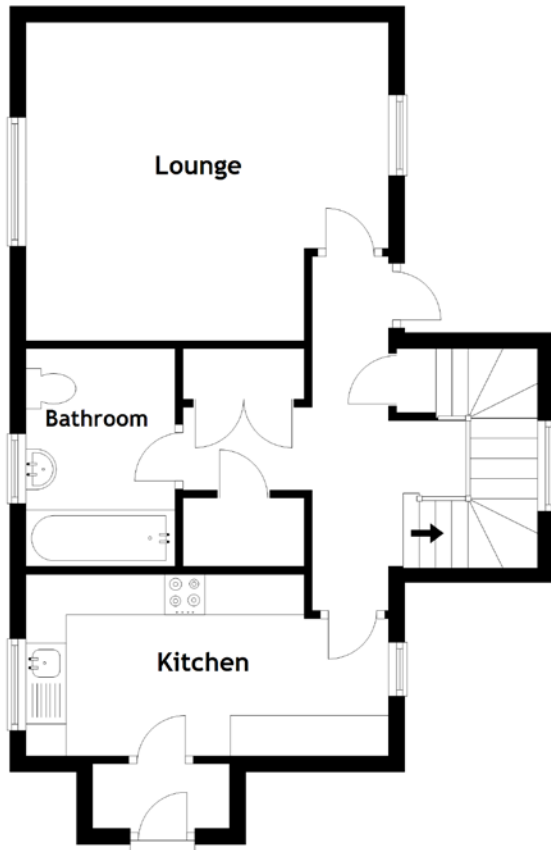
If you have ever thought of moving out of the city and giving the kids a happier, friendlier and altogether healthier place to live, all at an affordable price, then this may just be it. Given the spacious accommodation, the friendly close-knit community, the stunning countryside views and the relatively short commute to the larger towns this is sure to be a popular listing, early viewing is strongly advised.

THE GARDEN & VIEWS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.95m (13')
Kitchen	4.50m (14'9") x 2.25m (7'5")
Bedroom 1	4.55m (14'11") x 2.55m (8'4")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	4.55m (14'11") x 3.60m (11'10")

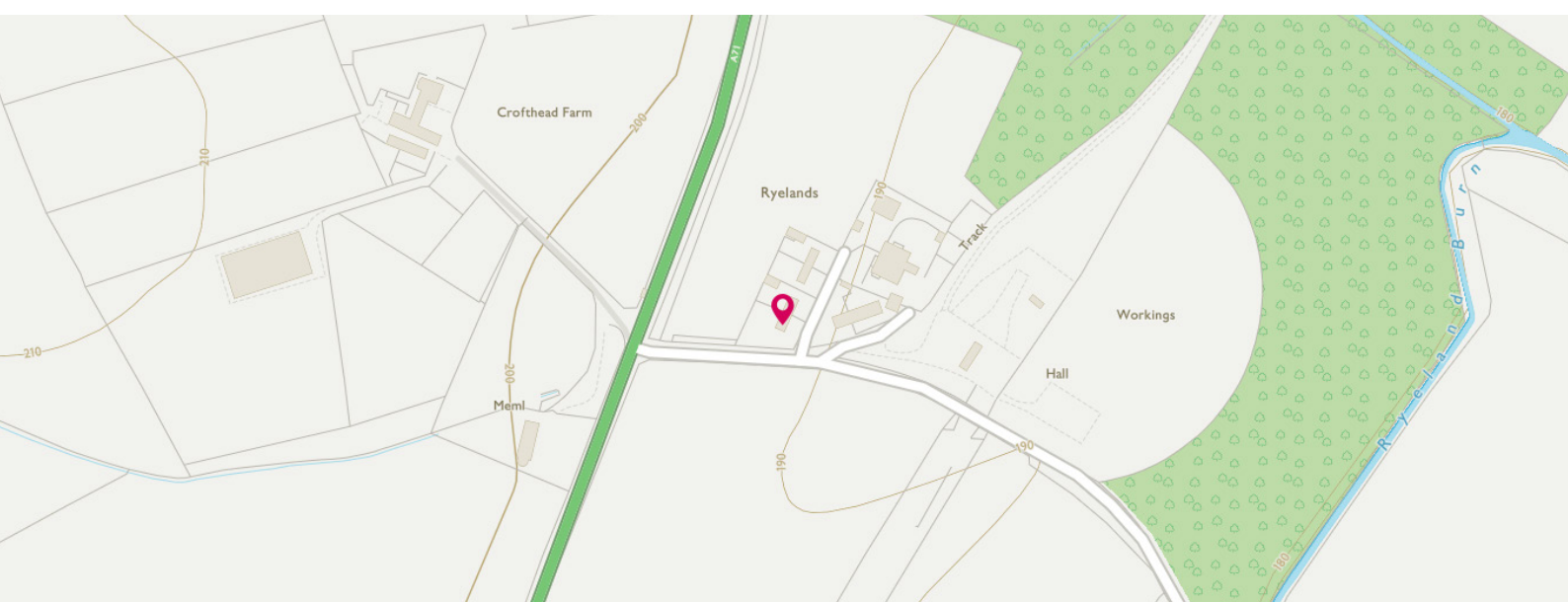
Bathroom

2.70m (8'10") x 1.85m (6'1")

Gross internal floor area (m²): 102m²

EPC Rating: F

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



THE LOCATION

Ryelands is located in an idyllic rural setting, with fine views over the surrounding countryside, while also situated conveniently close to Strathaven, four miles away. Strathaven is a popular village that caters for the majority of every day requirements and a broad selection of shops, leisure facilities and professional services.





The nearby towns of Hamilton and East Kilbride have a wider range of shops and services, while Glasgow provides an abundance of further options. Glasgow International Airport is less than 45 minutes by car. The highly regarded Gilmourton Primary is within walking distance and, for secondary education, there is the reputable Strathaven Academy.

For outdoor enthusiasts, this area provides a wealth of activities particularly equestrian pursuits, fishing, cycling and golf.



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