

# 11 Strathallan Avenue

EAST KILBRIDE, GLASGOW, G75 8GX



WALK-IN CONDITION AND TASTEFULLY  
DECORATED THROUGHOUT



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This impressive six-bedroom detached villa offers spacious and flexible family accommodation and is located in the popular area of Hairmyres.

Accommodation comprises, welcoming entrance hallway, open plan lounge and dining room overlooking and leading through French doors to the rear garden, home office/study, dining kitchen, utility room, and WC.







**The Lounge**















**Kitchen/Diner**











**Office/Study**







The first floor comprises four well-proportioned bedrooms, one of which has an en-suite shower room and a stylish family bathroom.







**Bedroom 1**











**Bedroom 2**







**Bedroom 3**







**Bedroom 4**











On the second floor you will find a further shower room and two double bedrooms. The property is tastefully decorated throughout and is in walk-in condition, all of the bedrooms benefit from fitted wardrobes.







**Bedroom 5**







**Bedroom 6**











Approximate Dimensions  
(Taken from the widest point)

#### GROUND FLOOR

Lounge	4.90m (16'1") x 4.05m (13'3")
Kitchen/Diner	6.05m (19'10") x 2.80m (9'2")
Dining Area	2.80m (9'2") x 2.75m (9')
Office/Study	3.25m (10'8") x 2.30m (7'7")
Utility	1.65m (5'5") x 1.50m (4'11")
WC	1.65m (5'5") x 1.20m (3'11")
Garage	5.10m (16'9") x 2.65m (8'8")

#### FIRST FLOOR

Bedroom 1	3.60m (11'10") x 3.20m (10'6")
Bedroom 2	4.31m (14'2") x 2.75m (9')
Bedroom 3	2.70m (8'10") x 2.30m (7'7")

Bedroom 4	2.75m (9') x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")
En-suite	1.75m (5'9") x 1.50m (4'11")

#### SECOND FLOOR

Bedroom 5	4.25m (13'11") x 2.90m (9'6")
Bedroom 6	5.25m (17'3") x 2.75m (9')
Shower Room	1.60m (5'3") x 1.22m (4')

Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup>  
EPC Rating: C



The property is set within easily manageable gardens (sunny rear garden). The private, rear garden has a slab patio area, decking area lawn and is surrounded by timber perimeter fencing. The property has a double mono-blocked driveway and double garage with electricity points and further benefits from gas central heating and double glazing.

Early viewing is highly recommended.





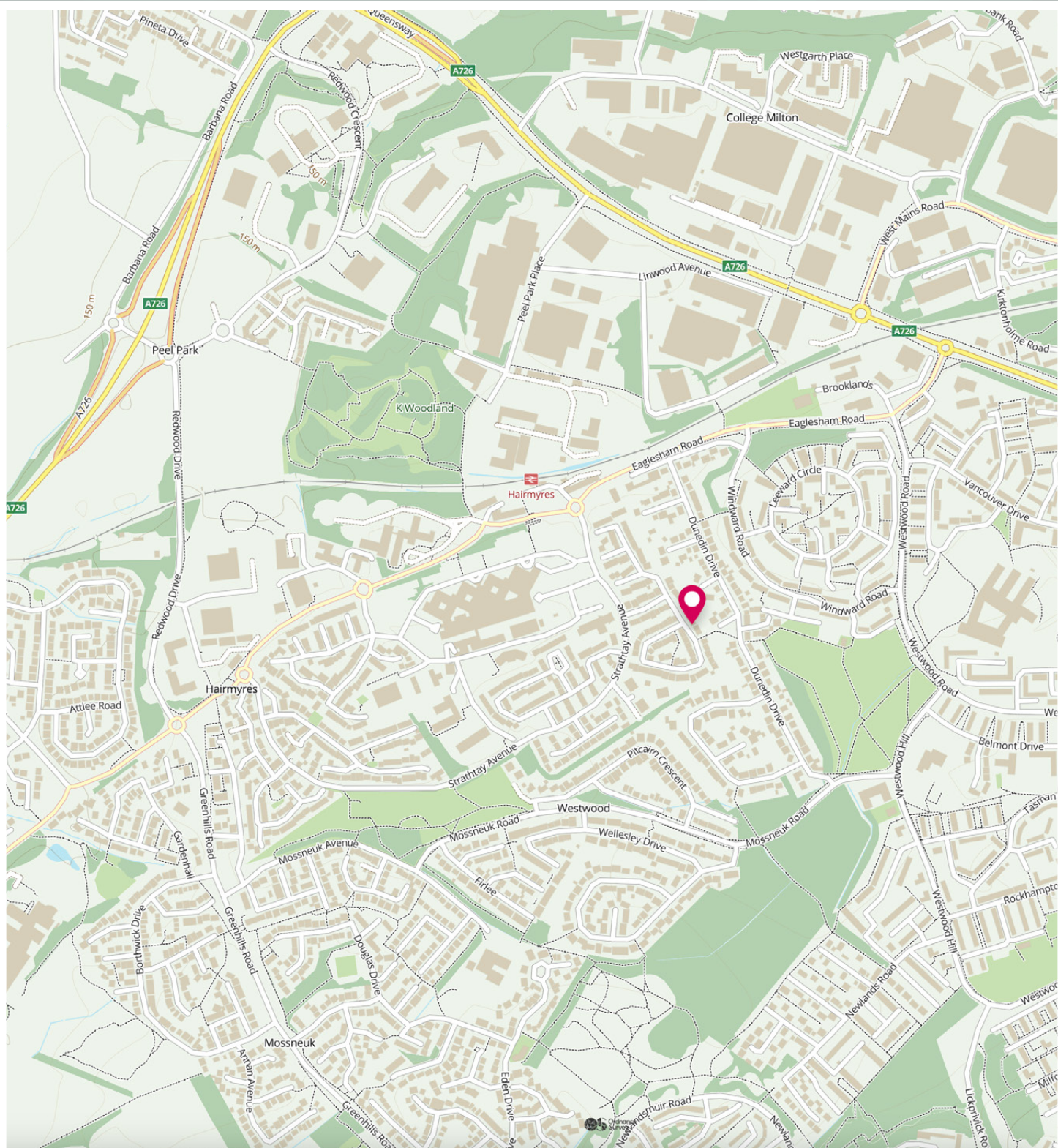


The property is located in a quiet pocket of Hairmyres within East Kilbride. Providing ease of access to Hairmyres Hospital, Hairmyres Train Station and St James Retail Park which offers a number of shops and eateries.

Some of the local amenities include a multiplex cinema, ice rink, the Dollan Aqua Centre, as well as several Sports Centres, Golf Courses and numerous other recreational facilities. It is one of Scotland's largest and newest towns enjoying a central locale with ample bus and rail services and motorway links providing access in and around the central belt via the M77 and M74 motorway network.

## The Location





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