



RESIDENCE

77 Commercial Road, Strathaven, ML10 6JJ

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms



This centrally located 4 bedroomed chalet style detached villa has been successfully extended and features 2 downstairs bedrooms, low maintenance gardens and a useful basement providing excellent storage.

The property has been finished to a high standard and offers a deceptively spacious layout of well-proportioned apartments formed over 2 levels.

The accommodation comprises, a welcoming reception hallway with staircase to the upper floor level, a modern fitted shower room, a spacious formal lounge with aspects to the front, a contemporary designed and fitted integrated kitchen that has open plan access to the extended garden room with bi-fold doors leading to the elevated composite sun decked terrace. Furthermore, there is a utility room and 2 double bedrooms. On the upper floor there are 2 further double bedrooms, both with storage facilities and a modern fitted family bathroom.

Features of the property include gas fired central heating, double glazing, driveway, garage, elevated and enclosed composite deck, a basement and low maintenance gardens.

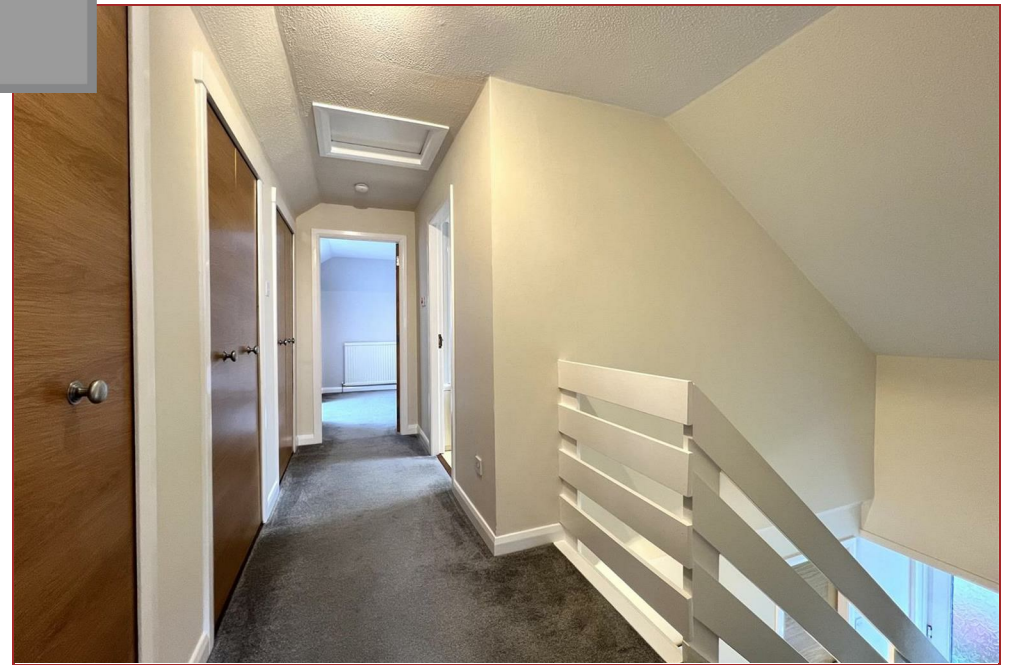
Commercial Road is conveniently located within the town and is only a short distance from the Common Green. The town of Strathaven is much admired and offers an excellent mix of shopping facilities and sports facilities, including swimming baths, bowling clubs, golf courses, public parks and country walks. The area is highly regarded for its schooling, whilst for those commuting, there are excellent road links to the surrounding towns, which include East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway to Glasgow and Edinburgh.



1485.00 sq ft | EER = D



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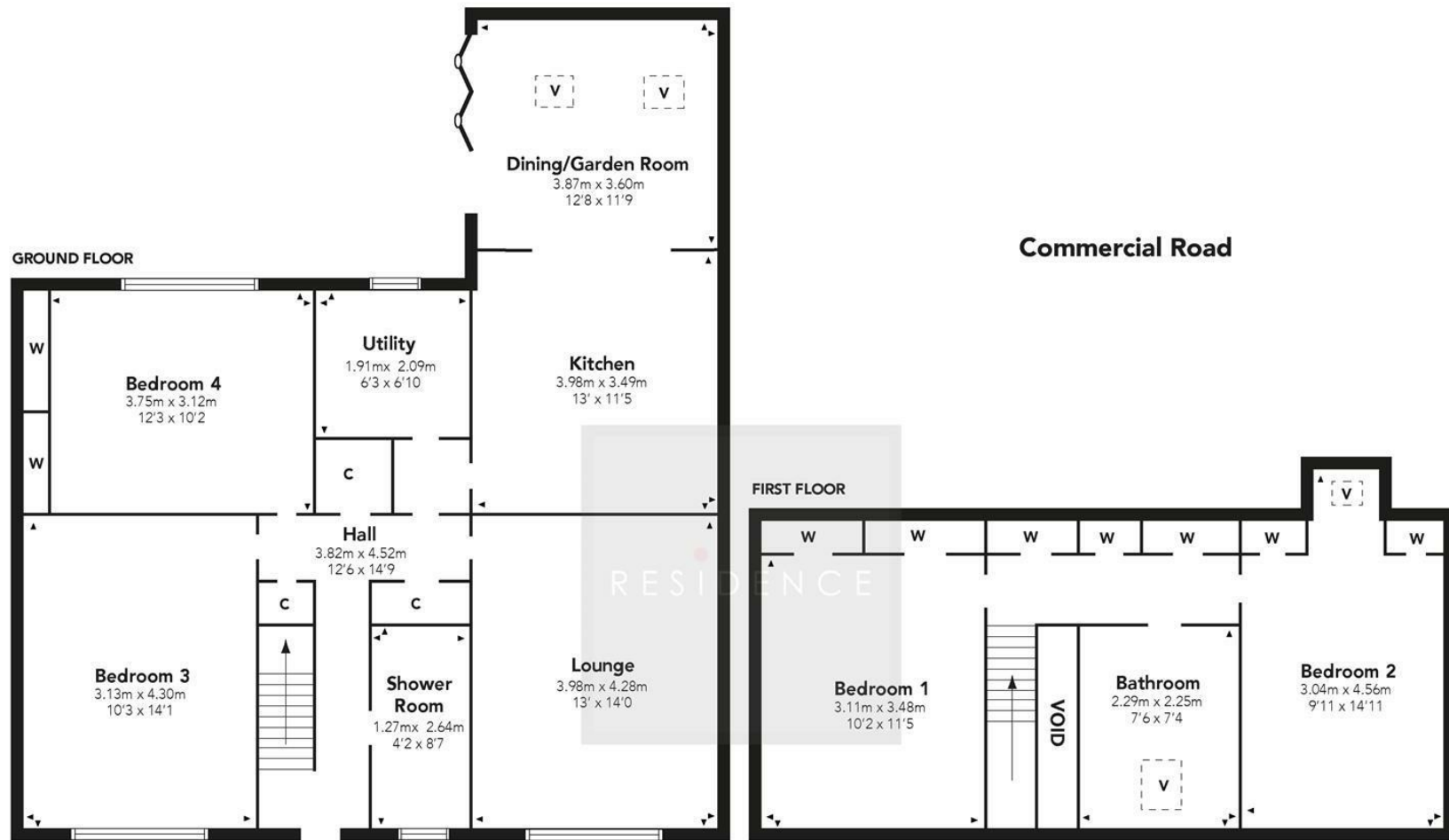




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.