



jamie lonsdale
estate agents limited



**Flat 1/1 Falconer Court
47 Commercial Road
Strathaven**

O/O £165,000

Ground Floor Flat. Hallway,
lounge/dining room, open plan to
kitchen, 2 double bedrooms, en-suite
shower room & bathroom. Gas C/H.
D/Glazing. Parking. Security entry.



Well appointed modern Ground Floor Flat in a recently completed development. The accommodation is of spacious proportions throughout and would suit young and elderly buyers alike. The property comprises entrance hallway with fitted storage, comfortable lounge with enough room for dining and two sets of French doors, open plan to fitted kitchen with integrated appliances and breakfast bar, two double bedrooms, en-suite shower room and bathroom. The flat has gas central heating, double glazing, designated parking and security entry.

The market town of Strathaven is a popular place in which to stay. Local amenities include supermarket shopping, bus services, sports centre, primary and secondary schooling, pubs, restaurants and recreation.

Accommodation

Entry

Via secured controlled door. Gives access to communal carpeted hallway. The flat is on the left hand side.

Hallway

Entered via solid timber door. Fitted store cupboard with fuse gear and electrics. Second larger store cupboard with hanging space and shelving. Ceiling coving. Ceiling downlights. Central heating radiator with radiator cover.

Lounge 18'3" X 16'5"

Spacious main public room with enough room for dining. Open plan to kitchen. Two sets of double glazed French doors to front. Double glazed French door to the rear. Ceiling coving. Two central heating radiators. A breakfast bar divides the lounge from the kitchen.

Kitchen 12'2" X 7'10"

Double glazed window to side. Central heating radiator. Ceiling coving. Fitted modern floor standing and wall hung storage units with matching drawers. Integrated dishwasher and washer/dryer. Integrated fridge and freezer. Fitted double electric oven. Five ring gas hob with stainless steel extractor hood above. Stainless steel sink unit.

Bedroom One 12'2" X 9'6"

Double sized room. Double glazed window to front. Central heating radiator. Ceiling coving. Fitted wardrobe.

En Suite Shower Room

Double glazed opaque window to side. Heated towel rail. Three piece suite in white comprising toilet, pedestal wash hand basin and shower cubicle with thermostatic shower fitted. Tiling to full height on walls.

Bedroom Two

12'6" (including wardrobe) X 10'3"

Double sized room. Double glazed window to front. Ceiling coving. Fitted wardrobe. Central heating radiator.

Bathroom

Tiled walls to full height. Ceiling coving. Three piece suite in white comprising toilet, pedestal wash hand basin and bath. There is a thermostatic shower above the bath also. Heated towel rail.

Central Heating

The property has a system of gas fired central heating operating through panel radiators.

Double Glazing

The flat is double glazed.

Parking

Private parking space immediately adjacent the flat. There is also additional visitor's parking.

Entry

Security entry system is installed.



jamie lonsdale
estate agents limited

Seller – L McCracken

Viewing – By appointment through the Agent.

Date Prepared – 25 June 2009

Reference Number – U1732

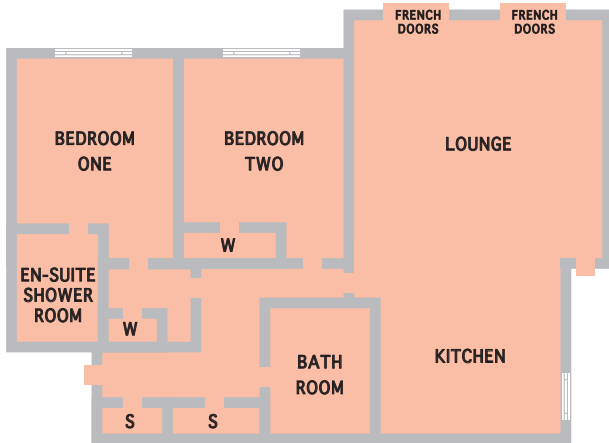
Fixtures and Fittings

All fittings mentioned in these particulars are being included in the sale. All others are specifically excluded.

Please note these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

Travel

Entering Strathaven from Hamilton on Hamilton Road continue down to the junction at the end of the road. Take right turn into Commercial Road and proceed down the hill taking right turn into Falconer Court. Number 1 is on the ground floor on the left hand side.



‘These plans are schematic only – not to scale.’

