



cruive
ESTATE AGENTS

OFFERS OVER

£379,000

Carnview
Strathaven, ML10 6RP

PROPERTY SUMMARY

CLOSING DATE WEDNESDAY 23RD SEPTEMBER AT 12PM Situated amidst the most beautiful rural settings on the periphery of Strathaven is this attractive and deceptively spacious, detached, country cottage. This beautiful property boasts incredible views across the surrounding countryside all the way to Tinto Hill, a substantial layout of versatile family accommodation, and circa 0.5 acre of mature garden grounds including a pretty wooded area and paddock perfect for children to play and explore.

The bright and spacious layout of accommodation comprises; entrance vestibule, generous lounge with feature log burning stove and fabulous views, open to stylish, modern, fitted kitchen with integrated appliances, ceramic sink, and breakfasting bar. Accessed via the kitchen is a flexible apartment which is currently serving as a formal dining room and family/games room with French doors leading to the pleasant gardens; this flexible room is flooded with light streaming in via multiple aspects and provides a wonderful space to entertain friends and family.

Continuing with the ground floor accommodation is a useful separate utility room, shower room, three well-proportioned, double bedrooms, hallway with excellent understairs storage area, and a three-piece family bathroom.

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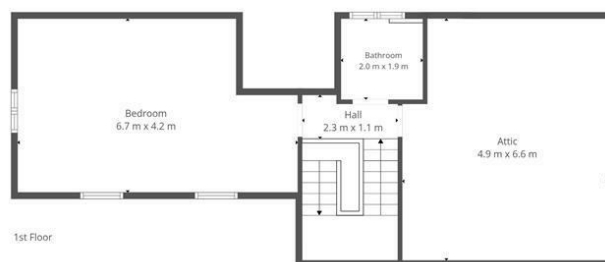
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements