Well presented semi-detached villa

Within a quiet cul-de-sac setting









17 Burn Bridge Drive

Strathaven, South Lanarkshire, ML10 6UP

Scan Here!

2 BED

1 BATH

LOCAL AMENITIES

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01698 537 177
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available





Strathaven Castle, Strathaven Golf Course

The Area

Strathaven is a very popular village with a strong community and an extensive range of facilities including a number of specialist and boutique shops, excellent schools and a good selection of leisure and professional services. The nearby towns of Hamilton and East Kilbride offer a further range of services while Glasgow provides a full range of retail, leisure and professional services. For outdoor enthusiasts this area provides a wealth of activities particularly equestrian pursuits, fishing, cycling and golf. Strathaven Golf Club is described as one of the finest parkland courses in the West of Scotland.

























The Property

We are delighted to offer for sale this two bedroom semi-detached property. It enjoys a central location within the town and therefore provides access to a range of local facilities. The property itself offers spacious and adaptable accommodation and would make for a fantastic family home.

Internally, the accommodation extends to downstairs: entrance vestibule. Bright lounge to the front with feature window that floods the room with natural light and useful storage cupboard. Kitchen/diner with a selection of wall and base units, integrated oven, hob and hood.

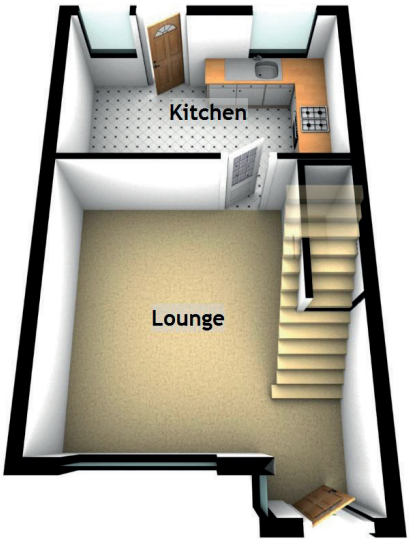
Upstairs, there is a landing giving access to all rooms which includes a large master bedroom with fitted storage and a good sized second bedroom. Finally internally is a well presented fully tiled three piece family bathroom comprising low level W.C., wash hand basin and bath with shower over.

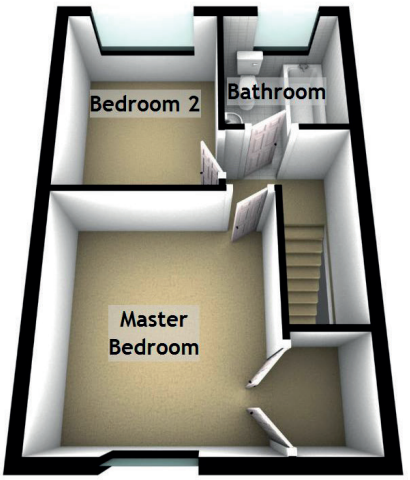
Externally there are gardens to front, side and rear. To the front and side of the property there is a driveway and a grassed area. The rear garden is fully enclosed by fence, has a deck, grassed area, shed and is a real sun trap in the summer months.











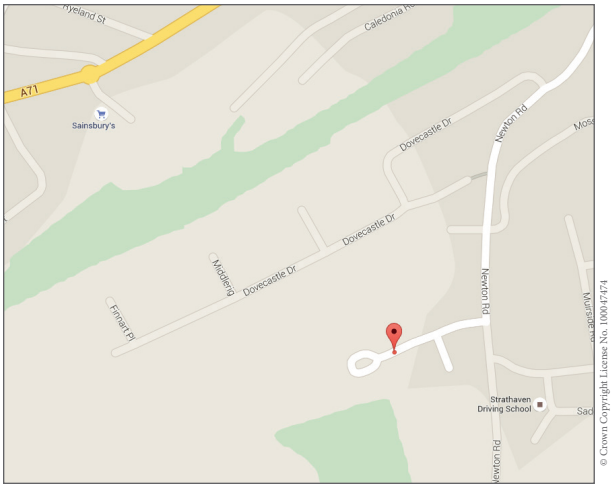
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.20m (13'9") x 2.00m (6'7")
Kitchen	4.20m (13'9") x 2.50m (8'2")
Master Bedroom	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.60m (5'3")

GROSS INTERNAL FLOOR AREA (M^2)
59

EXTRAS
(Included in the sale)

All fitted carpets, floor coverings and integrated appliances.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES
GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT YULE
Surveyor



Professional photography
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Photographer



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Designer