





McEwan Fraser Legal

Solicitors & Estate Agents

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28 Kirkstyle Place

GLASSFORD, STRATHAVEN, ML10 6TZ

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Strathaven is a very popular village with a strong community and an extensive range of facilities, 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.

East Kilbride is approximately 10.5 miles away and has a greater range of shops with one of Europe's largest indoor shopping centres, together with theatres, art galleries, museums, bars and many outstanding restaurants. There are also excellent sports and recreational facilities including Calderglen Park, Dollan Aquacentre, and the James Hamilton Heritage Park.

Direct access to the main Scottish motorway network via the A71 leads to all major arterial routes throughout Scotland. Mainline train stations are in East Kilbride, Hamilton, and Motherwell.















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KIRKSTYLE PLACE

McEwan Fraser Legal are delighted to bring to the open market this two-bed terraced family home.

In more detail, the property consists of welcoming hallway with storage cupboard. The bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen comes with floor to ceiling units, with space for cooker, fridge freezer, washing machine and dining table. There is also a deep storage cupboard. Access to the back garden is also through the kitchen.

On the upper level, access to the attic can be found. There are two excellent sized bedrooms, both bright and airy and allowing for free standing furniture and also benefiting from built-in storage. The family bathroom completes the property internally with electric shower over bath, wash hand basin and toilet.

Externally the front garden is laid to lawn, the secure back garden is a mixture of lawn, patio and stone chips. There is also an outbuilding.

The property also benefits from central heating and Double glazing. Early viewing is highly recommended.















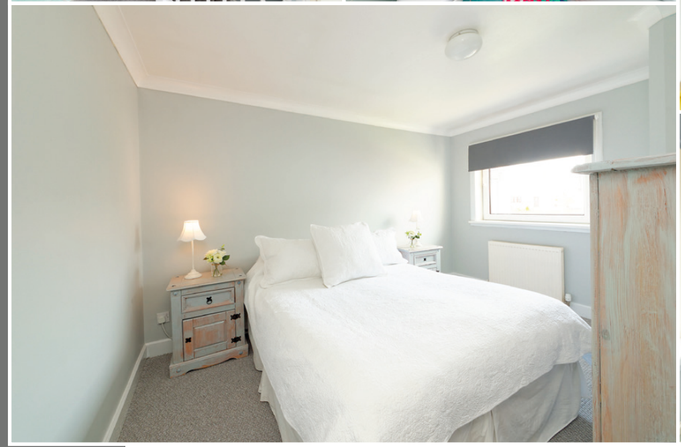


GROUND FLOOR



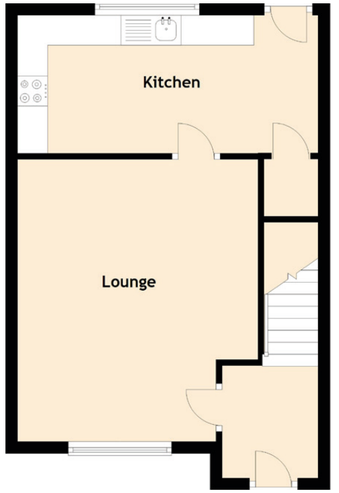


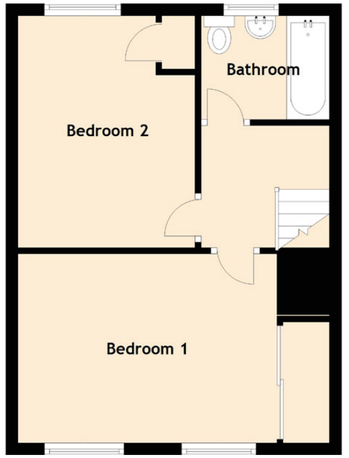






BEDROOMS & BATHROOM





Approximate Dimensions
(Taken from the widest point)

Kitchen	5.00m (16'5") x 3.35m (11')
Lounge	4.70m (15'5") x 4.00m (13'1")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bathroom	2.10m (6'11") x 1.70m (5'7")

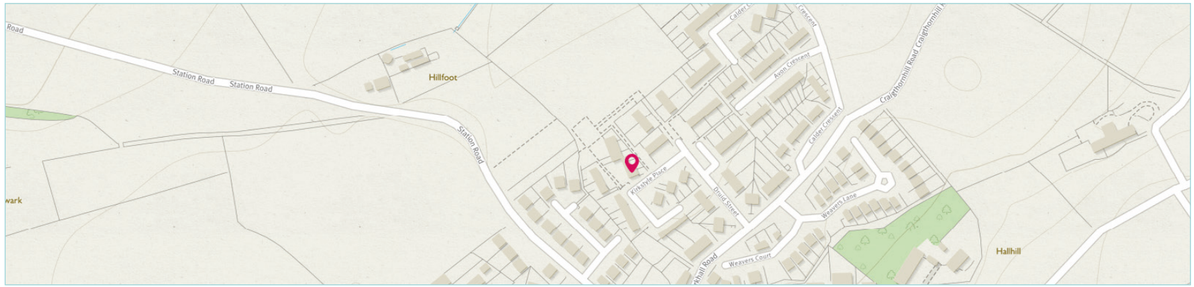
Gross internal floor area (m^2): 71m^2

EPC Rating: D













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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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