

32/6 Stonehouse Road

STRATHAVEN, SOUTH LANARKSHIRE, ML10 6LF



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to offer to the market this immediately impressive two-bedroom apartment. This beautiful property is set in the ever-popular town of Strathaven. The building sits in well-manicured landscaped gardens and internally it's presented in absolutely immaculate condition. Aesthetically the building has been well thought out and is a real triumph of design.

The property is exceptionally spacious for a modern apartment and it's immediately apparent it makes great use of the natural light to create a bright, free-flowing living space. The accommodation consists of a large and very comfortable lounge with a large bay window allowing light to flood the room and create a very pleasing ambience. Given the shape of the room, it would easily suit a number of furniture configurations.





The modern kitchen/diner is beautifully finished with a range of white and natural wood units with a gas hob, electric oven and built-in microwave. An Integrated fridge freezer, dishwasher, washing machine and freestanding tumble dryer add to the excellent amenity and demonstrate the kitchen has been well designed with both style and functionality in mind. The generous proportions of the kitchen allows for dining table. The hallway has a large storage cupboard to ensure a clutter free environment at all times.





There are two excellent double bedrooms both with built in wardrobes and amazing space for free-standing furniture. The exceptionally large master bedroom benefits from a Juliet balcony and a luxurious en-suite with a large standalone shower enclosure, porcelain tiles and a mains-fed shower.









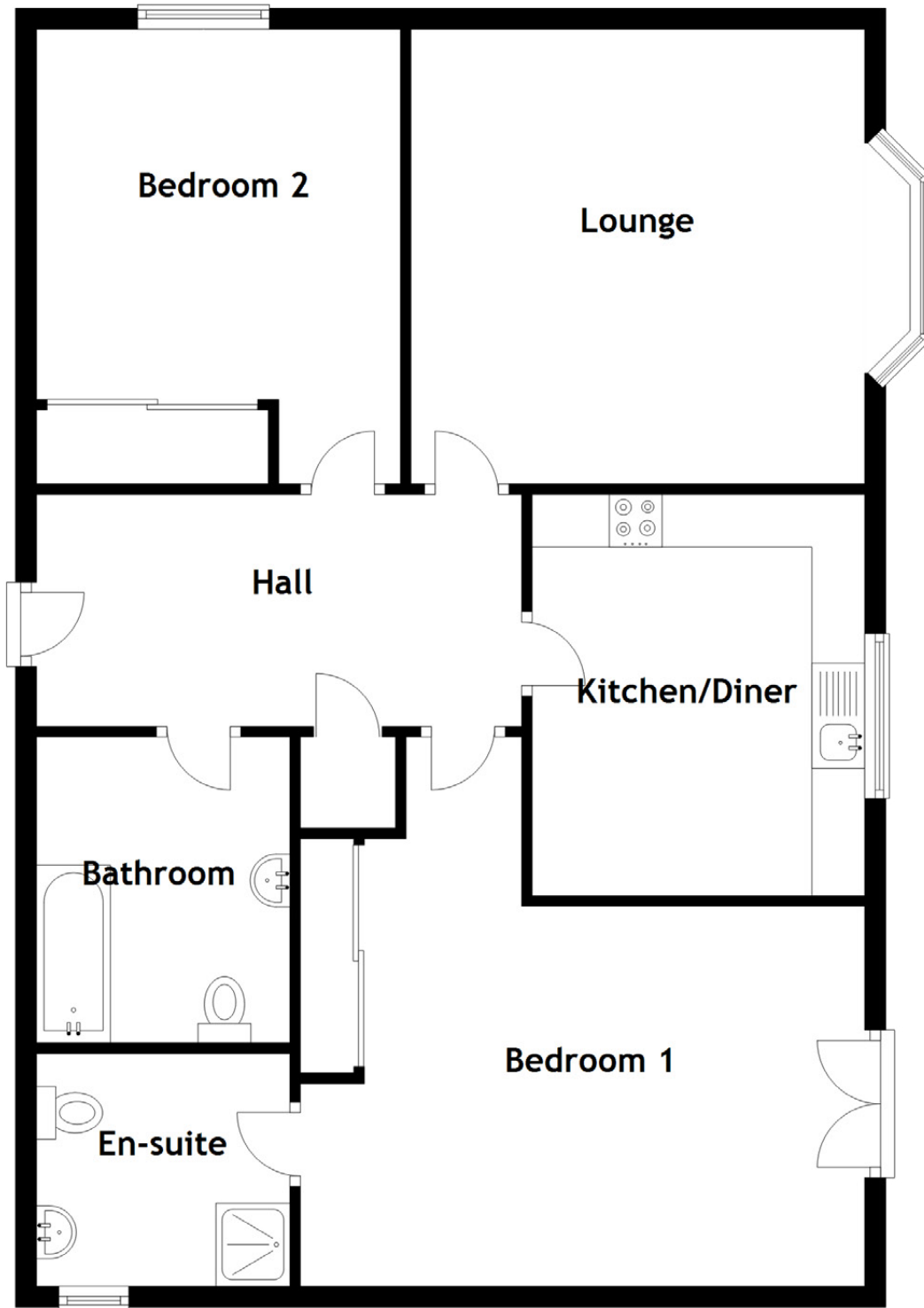
Bedroom 2





The bathroom is beautifully tiled, bright and fresh, containing a mains-fed shower over the P-shaped bath.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 4.30m (14'1")	En-suite	2.40m (7'10") x 2.20m (7'3")
Kitchen/Diner	3.80m (12'6") x 3.15m (10'4")	Gross internal floor area (m ²): 95m ²	
Bedroom 1	5.35m (17'7") x 4.24m (13'11")	EPC Rating: B	
Bedroom 2	4.30m (14'1") x 3.45m (11'4")	Buyer's Premium Value: £2850	
Bathroom	2.90m (9'6") x 2.40m (7'10")		

The property is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system. There is designated parking for two cars in the residents private car park to the rear of the property.

Early viewing is a must for anyone seeking an exceptionally generous modern property, in immaculate condition, beautifully set in the charming and ever-popular town of Strathaven. This property is subject to a Buyers Premium of £2850 including vat, paid by the successful bidder.



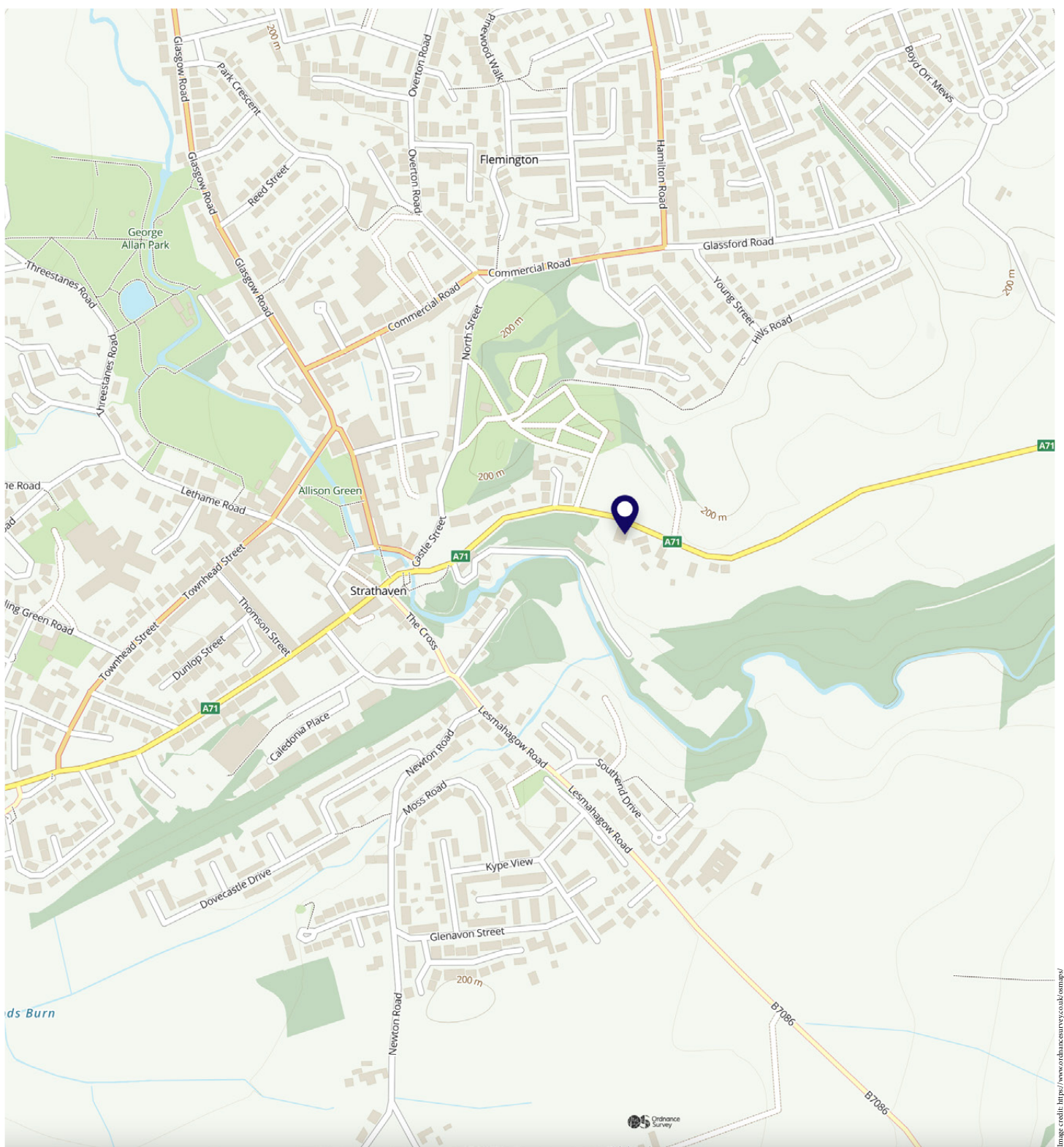


Strathaven is a very popular town with a strong community and an extensive range of facilities including a number of specialist and boutique shops, excellent schools and a good selection of leisure and professional services.

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.

There are also excellent sports and recreational facilities including Calderglen Park, Dollan Aqua centre 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.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.