



RESIDENCE

8 Ryeland Street, , ML10 6DL

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Strathaven

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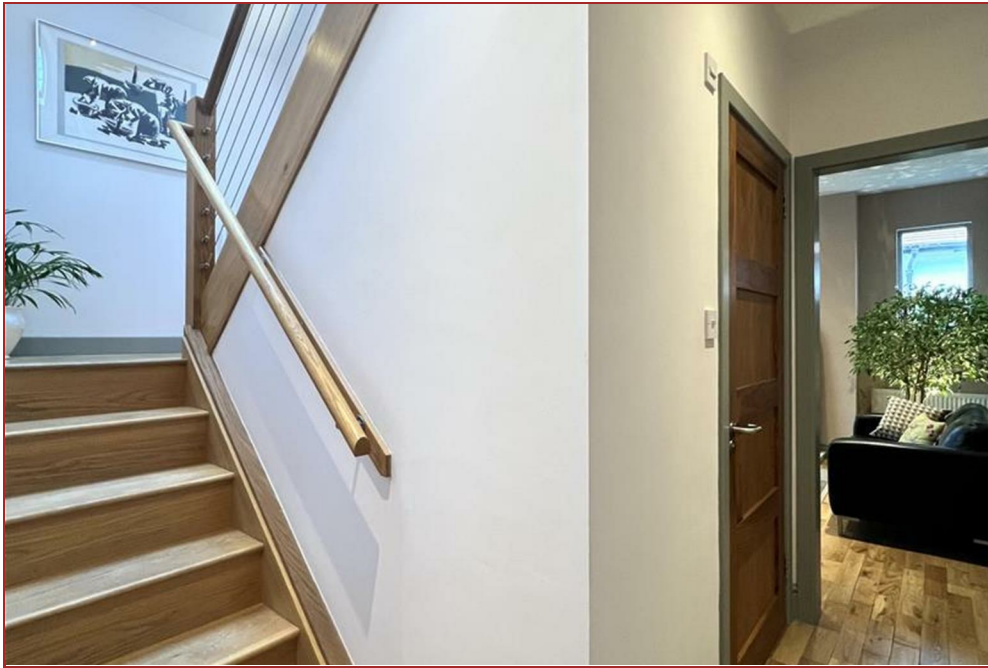




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## 4 Bedrooms | 3 Public Rooms | 4 Bathrooms

**\*\* CLOSING DATE WEDNESDAY 27TH MARCH @ 12\*\*** This most impressive and deceptively spacious, upgraded, reconfigured and successfully extended traditional 4 bedroomed, 3 to 4 public roomed semi-detached chalet style villa is a wonderful family home located within close proximity of all of the Town's amenities.

The home offers an array of spacious, well designed and freshly decorated apartments that are all bright, airy and versatile. The property occupies an excellent position with established, great size and mature gardens which are particularly private to the rear.

The accommodation comprises; entrance vestibule which in turn leads to a welcoming reception hallway, cloaks/wc, formal bay windowed living room, bay dining room that could be utilised as the downstairs 4th bedroom with fitted wardrobes, modern fitted dual kitchen with centre island with a range of base and wall mounted storage units with worktop surfaces. Separate sitting room with open plan layout to a lovely bright and airy lounge with bi-fold doors and large double-glazed aspects to the rear. On the upper floor there is a sizable relax/home office and landing area, 3 attractive bedrooms all with modern fitted en-suite shower rooms whilst there is a separate, modern fitted family bathroom.

Early viewing of this wonderful, characterful family home is highly advised.

Strathaven is a market Town located south of East Kilbride and Hamilton. The area offers excellent shopping facilities and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks. Strathaven has a typical village community, a wide variety of shops within the town centre including restaurants, pubs, cafes and a large Sainsbury's. The area is highly regarded for its school catchment. For those commuting, there are excellent road links to the surrounding towns which include East Kilbride and Hamilton.



2131.00 sq ft | EER = D





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## Ryeland Street



Floor Plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.