



RESIDENCE

3 Kirk Street, Strathaven, ML10 6LB

www.residencestateagents.co.uk

Viewing by appointment with Residence Strathaven

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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.

2 Bedrooms | 1 Public Rooms | 1 Bathrooms

635.00 sq ft | EER = E

This two bedroom ground floor flat is centrally located within the town.

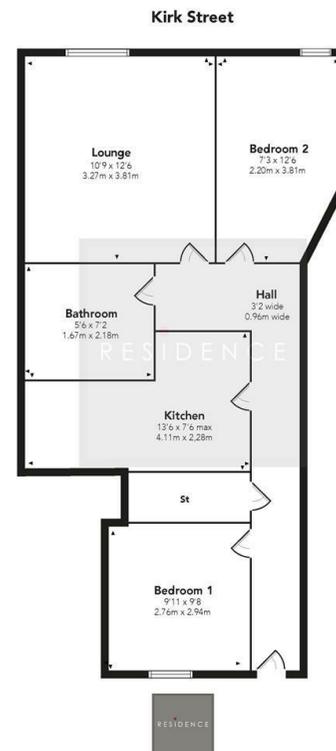
The flat is neutrally decorated and finished with carpeting, tiling and laminate flooring whilst the kitchen is fitted with white units and contrasting worktops. The bathroom is finished with white sanitary ware and wall tiling.

Additional features include gas central heating (not tested).

The accommodation comprises reception hall, lounge, two bedrooms, bathroom and a kitchen.

The property is only available to cash buyers and is being sold in its present condition. No warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

Strathaven offers excellent shopping facilities and sports facilities including bowling clubs, golf courses, public parks and country walks in addition to excellent schools, a wide variety of shops, restaurants, pubs, cafes and a large Sainsbury's. For those commuting, there are excellent road links to the surrounding towns which include East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway to Glasgow and Edinburgh.



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



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