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31 Kirkland Park Avenue, Strathaven, ML10 6DY

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Kirklandpark Avenue

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

Property Reference

Residence contact Chris Burt & Judith McGill | Viewing by appointment with **Residence Strathaven**

Offices at:

www.residenceestateagents.co.uk

34 Cadzow Street, Hamilton ML3 6DG T.01698 444333 E.hamilton@residenceestateagents.co.uk
61-63 Main Street, Uddingston G71 7EP T.01698 444222 E.uddingston@residenceestateagents.co.uk
3 Bridge Street, Strathaven ML10 6AN T.01357 572222 E.strathaven@residenceestateagents.co.uk
18 Academy Street, Coatbridge ML5 3AU T.01236 338333 E.airdrie@residenceestateagents.co.uk

We believe these details to be accurate however it is not guaranteed and 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.

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The home occupies an excellent corner appointed position with great size and well-maintained, established and private gardens that also include a monoblock driveway and ample off-road parking with timber-built garage.

The accommodation comprises, good size entrance vestibule that in turn leads to a reception hallway, formal lounge with aspects to front, modern fitted dining size kitchen with appliances. There is a sizeable and extended downstairs family shower room with 3-piece suite, modern tiling and chrome towel rail. On the upper floor there is a landing with walk in store/office and 3 good size bedrooms.

Features of the home include gas central heating, double glazing, and gated and fenced gardens with artificial lawn, decked patios, fencing and a secluded outer relax area.

The enclosed floor plan shall provide a detailed layout of this spacious property however we recommend inspection to appreciate the scale of accommodation on offer.

Kirkland Park Avenue is a highly sought-after locale within the town. 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.