



RESIDENCE

17 Abbotsford Crescent, Strathaven, ML10 6EQ

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3 Bedrooms | 2 Public Rooms | 1 Bathrooms

This beautifully extended three-bedroom semi-detached villa is located within a highly sought-after residential area and is presented in true walk-in condition throughout.

Surrounded by homes of similar style and calibre, the property offers tastefully finished, modern accommodation arranged over two levels. The kitchen has been extended to the rear to create additional and highly practical utility space, while the generous lounge and open-plan dining area provide excellent family and entertaining space.

The ground floor features a bright and welcoming entrance hall with contemporary doors leading to the open-plan lounge and dining room, complete with a feature log-burning stove and direct access to the extended kitchen and utility area. Upstairs, there are three well-proportioned bedrooms along with a stylish, contemporary family bathroom.

Externally, the front garden is open plan and laid to lawn, with a private driveway to the side providing off-street parking. The fully enclosed rear garden is also laid to lawn and benefits from a substantial timber sun deck, along with gated access at the rear directly onto Kirkland Park Field.

Abbotsford Crescent is ideally located within one mile of Strathaven town centre, just off Threestanes Road. Strathaven is a popular market town offering a wide range of local amenities including shops, cafés, restaurants, pubs and a large Sainsbury's, along with excellent leisure facilities such as swimming baths, golf courses, bowling clubs, public parks and country walks. The area is well regarded for its school catchment and benefits from excellent transport links to East Kilbride, Hamilton and the M74 motorway, providing easy access to Glasgow and Edinburgh.



882.64 sq ft | EER = D



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Abbotsford Crescent



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.