



RESIDENCE

4 Cullinpark Grove, Strathaven, ML10 6EN

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Viewing by appointment with Residence Strathaven

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## 5 Bedrooms | 3 Public Rooms | 3 Bathrooms



Set within a generous, private plot, this impressive five-bedroom detached villa offers an excellent balance of flexible living and entertaining space, ideal for modern family life.

Built by Wimpey Homes circa 1989, this substantial home forms part of an exclusive cul-de-sac of just eleven properties, enjoying a peaceful yet highly convenient setting. Having remained in the same family ownership since new, the property has been thoughtfully maintained and enhanced over the years, including upgrades to the bathroom and en-suite, along with the addition of a spacious conservatory overlooking the rear garden. Further benefits include gas central heating, double glazing, a security alarm system, and excellent storage throughout.

The accommodation comprises a welcoming reception hall, a cloakroom WC, a formal lounge, and a separate dining room. To the rear, a large conservatory provides a fantastic space for relaxing or entertaining while enjoying views over the gardens. The spacious dining kitchen is well-equipped with integrated appliances and is complemented by a separate utility room and a stylish, modern shower room.

On the upper level, the property offers a generous principal bedroom with dressing room and en-suite, along with four further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home is further enhanced by beautifully maintained gardens. The front garden features a lawn, well-stocked bedding areas, and a driveway providing ample off-street parking, along with access to a detached double garage with power and lighting. A charming, private oriental-style garden adds a unique feature, while the large enclosed rear garden offers exceptional privacy, with mature trees, established planting, patio areas, and an expansive lawn—perfect for outdoor living.

The property is located within the desirable town of Strathaven, a picturesque and historic market town set within the rolling countryside of South Lanarkshire.



2066.67 sq ft | EER = C



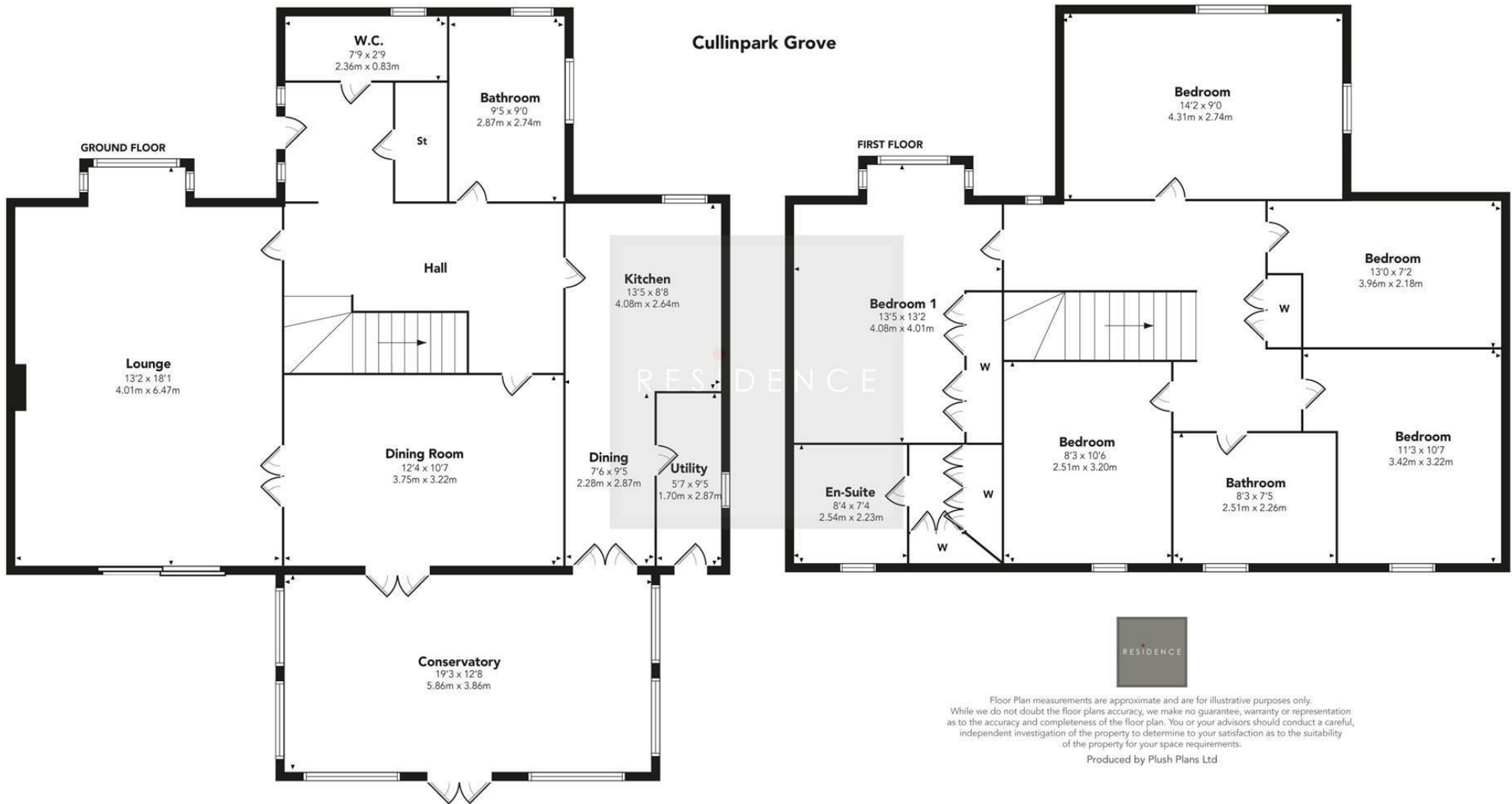
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## Cullinpark Grove



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.