



RESIDENCE

85 Kirkland Park Avenue, Strathaven, ML10 6DY

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## 4 Bedrooms | 1 Public Rooms | 1 Bathrooms

Located on the ever-popular and well-established Kirkland Park Avenue, this impressive four-bedroom semi-detached villa offers an excellent opportunity for family living. The property enjoys a highly convenient position within easy walking distance of Kirkland Park Primary School and the beautiful Strathaven Park, providing a substantial home set in the heart of Strathaven.

The spacious, thoughtfully modified and well-maintained accommodation includes a bright and welcoming reception hallway, along with a storage cupboard that has been plumbed to allow for the installation of a WC. There is a versatile dining room which could also be utilised as a ground floor bedroom, a large and light-filled front-facing lounge, and a modern fitted kitchen with a breakfasting area that offering direct access to the rear garden.

The upper level is reached by an attractive glass-balustrade staircase, beautifully illuminated by a window on the mid-landing. Upstairs there are three generously sized double bedrooms, a bright modern three-piece bathroom and a useful hall storage cupboard.

The property also benefits from an extensive mono-blocked driveway, double glazing and gas central heating throughout. To the rear there is a large, private, fully-enclosed garden that isn't overlooked, offering a safe space for children and pets, complete with a generous patio area and a useful garden shed.

Kirkland Park Avenue is a highly sought-after location within Strathaven, a popular market town to the south of East Kilbride and Hamilton. The town offers a wide range of shopping and leisure facilities, including swimming baths, golf courses, parks and country walks. Strathaven has a strong community feel, a varied town centre with restaurants, cafés, pubs and a large Sainsbury's, and is highly regarded for its school catchment.

1162.50 sq ft | EER = C





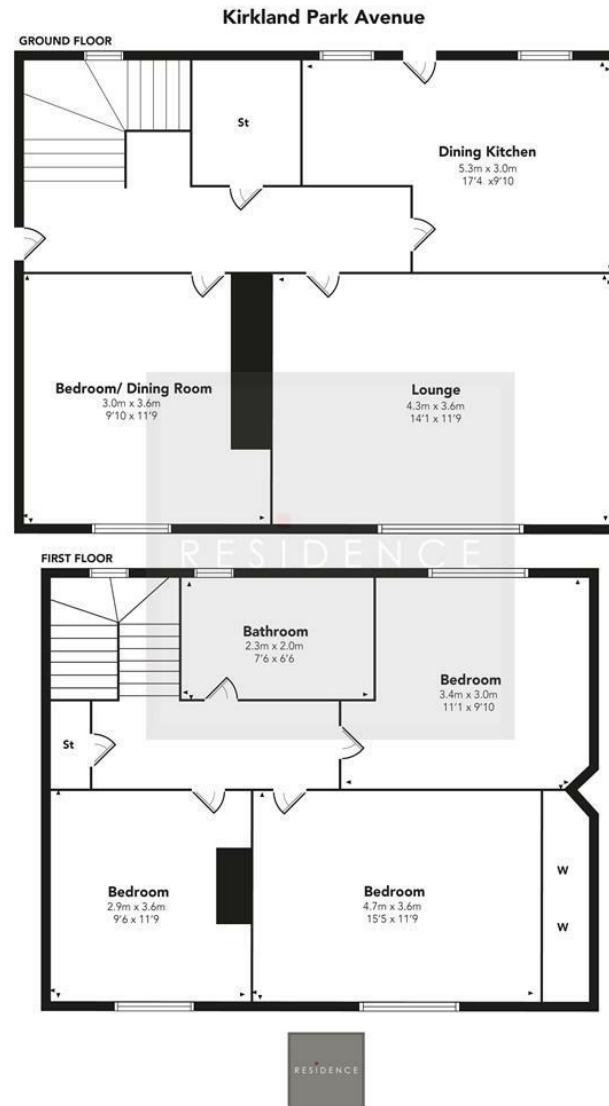
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Floor Plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation  
as to the accuracy and completeness of the floor plan. You or your 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.