



RESIDENCE

6 Laureate Grove, Strathaven, ML10 6FU

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Viewing by appointment with Residence Strathaven

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## 5 Bedrooms | 4 Public Rooms | 4 Bathrooms

Occupying a prime position on the edge of the highly sought-after Lauder Gardens development, with attractive open views across the countryside, this impressive modern five-bedroom detached villa enjoys a peaceful setting at the end of a quiet cul-de-sac in Laureate Grove.

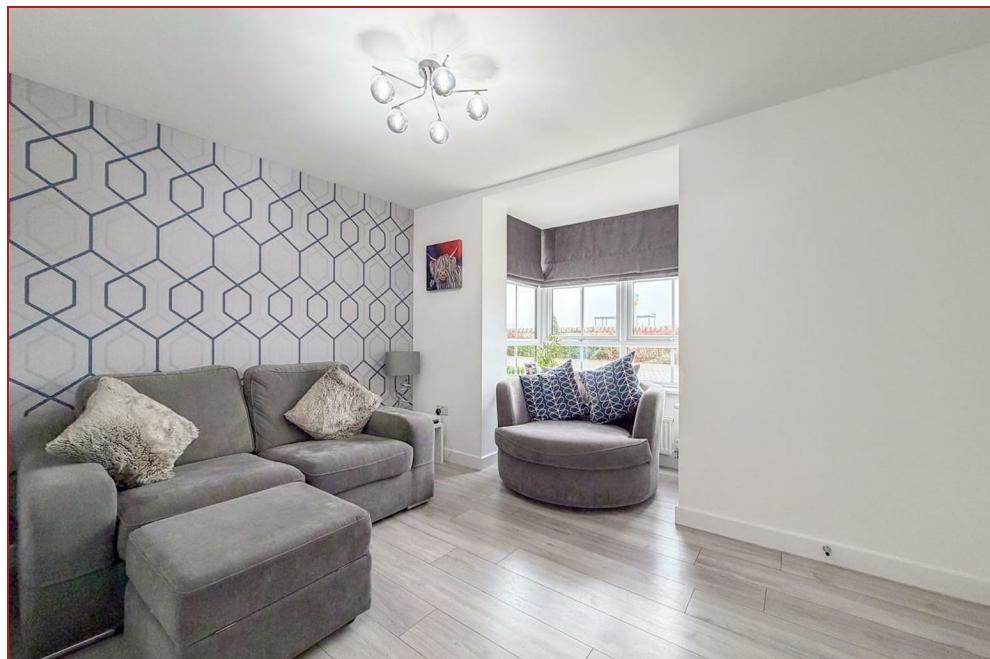
On arrival, the property impresses with a spacious monoblock driveway, a double garage, and a desirable plot.

Internally, the accommodation is arranged over two levels and thoughtfully designed for modern family living. A welcoming reception hallway leads to all principal apartments, including a versatile front-facing fifth bedroom or home office with bay window. A second bay-windowed room to the front, currently used as a family/TV room, flows seamlessly through to the heart of the home — an impressive open-plan kitchen with contemporary fitted units, integrated AEG appliances and a generous dining and sitting area with French doors to the rear garden. The ground floor also benefits from a modern WC and a separate utility room for added practicality, while a bright rear-facing lounge with French doors completes this level.

The upper level features a stylish four-piece family bathroom and four generously sized bedrooms, including a luxurious master suite with a walk-in wardrobe and en-suite shower room. A second en-suite bedroom adds further convenience, providing comfort and flexibility for modern family living.

Externally, the generous rear garden is fully enclosed by timber fencing and enjoys excellent natural sunlight throughout the day. It features a spacious raised composite deck, perfect for entertaining, and provides convenient side access into the large double garage.

Strathaven is a charming market town south of East Kilbride and Hamilton, offering excellent schools, a variety of shops, cafés, pubs, and restaurants, including a large Sainsbury's. The area also boasts leisure amenities, parks, and country walks, with good road links to nearby towns.



1830.00 sq ft | EER = B

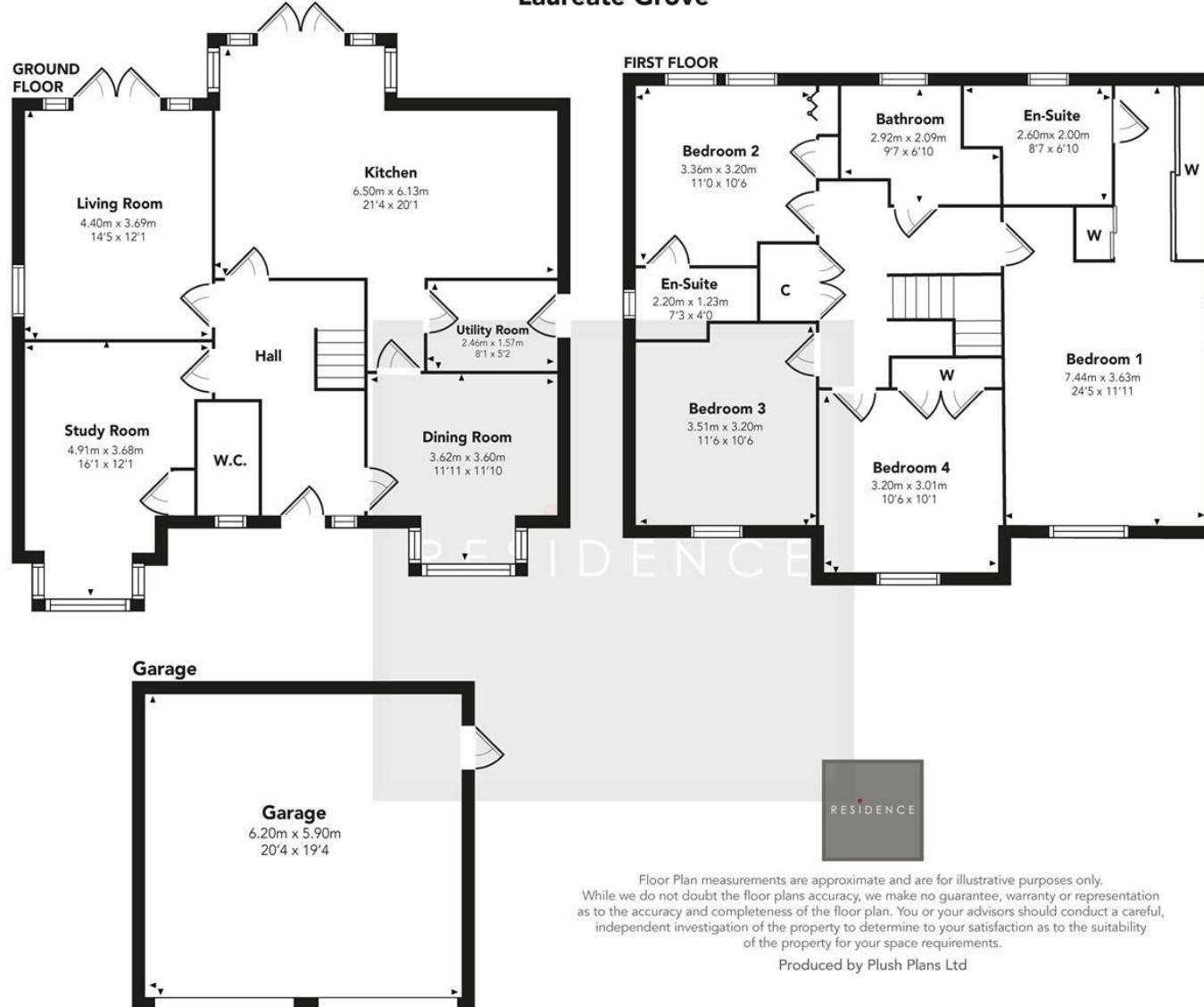


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## Laureate Grove



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.