



RESIDENCE

2a Commercial Road, , ML10 6LX

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)





Viewing by appointment with Residence Strathaven  
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## 3 Bedrooms | 1 Public Rooms | 1 Bathroom

2A The Dairy is a centrally located, traditional end-terrace villa offering generous and well-proportioned accommodation arranged over two levels.

The property is sure to appeal to a wide range of buyers and provides spacious, well-designed living throughout. The accommodation comprises a welcoming front entrance hallway and a bright, spacious lounge/dining room featuring four windows that flood the space with natural light, complemented by an attractive exposed sandstone feature wall at the staircase leading to the upper level. A stylish, modern fitted kitchen featuring a comprehensive range of base and wall-mounted storage units, with the added benefit of a side door providing access to the side and rear of the property.

On the upper level, there are three well-sized bedrooms, with the principal bedroom benefiting from a substantial dressing room, ideal for use as a home office if desired. The accommodation is further enhanced by a contemporary fitted family bathroom.

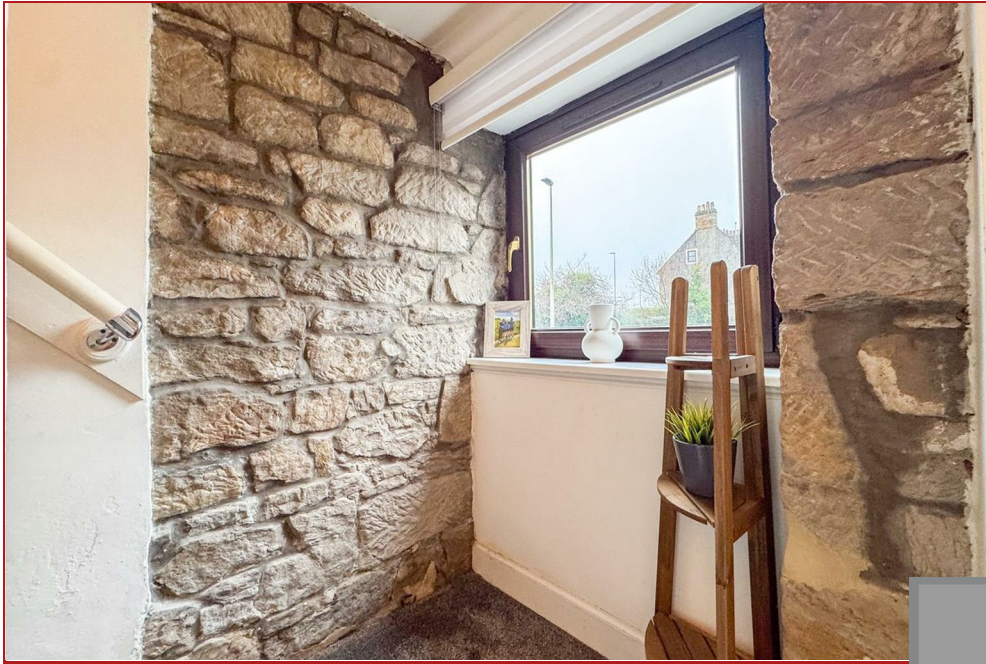
Externally there is a large gated driveway with off road parking for multiple vehicles and a rear private garden.

Commercial Road is conveniently located a short distance from Strathaven town centre and its excellent range of amenities. Strathaven enjoys the charm of a traditional market town, offering a wide variety of shops along with an array of restaurants, pubs and cafés, as well as a large Sainsbury's supermarket. The area is highly regarded for its school catchment and provides an excellent balance of shopping, leisure and sporting facilities, including swimming baths, bowling clubs, golf courses, public parks and scenic country walks. For commuters, there are strong transport links to nearby towns such as East Kilbride and Hamilton, along with easy access to the M74 motorway, connecting to the M8 and providing routes to Glasgow, Edinburgh and beyond.



968.75 sq ft | EER = D





RESIDENCE











## Commercial Road

GROUND FLOOR



FIRST FLOOR



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.