



RESIDENCE

33 Burn Bridge Drive, Strathaven, ML10 6UP

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Viewing by appointment with Residence Strathaven

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

Perfectly positioned at the end of the quiet and peaceful Burn Bridge Drive cul-de-sac, this beautifully maintained modern two-bedroom semi-detached villa offers an ideal blend of comfort, style and location. A driveway to the front provides convenient off-street parking, while the fully enclosed, south-west facing rear garden is easy to maintain and creates a wonderful space for relaxing or entertaining, with stunning open views across the surrounding countryside.

The property is presented in immaculate condition throughout. The accommodation begins with a welcoming entrance vestibule leading into a bright and spacious front-facing lounge, freshly decorated and featuring a large under-stairs storage cupboard. To the rear, there is a modern fitted dining kitchen with integrated appliances and direct access to the garden, making it perfect for everyday living and hosting guests.

Upstairs, there are two well-proportioned bedrooms, both benefiting from fitted wardrobes. The rear bedroom enjoys particularly attractive countryside views. The upper level is completed by a stylish, modern three-piece bathroom with an over-bath shower.

Further benefits include gas central heating, double glazing, a private driveway and a timber garden shed. The gardens are well maintained and designed for ease of upkeep, with the fully enclosed rear garden providing a safe and secure space for children to play or for enjoying time with family and friends.

Burn Bridge Drive is a popular residential development only 5 minutes away from the Common Green. Strathaven is an admired and popular market Town which offers an excellent mix of shopping facilities and sports facilities including swimming baths, bowling clubs, golf courses, public parks and country walks. The area is highly regarded for its schooling whilst for those commuting, there are excellent road links to the surrounding towns including East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway.



602.78 sq ft | EER = C



## Burn Bridge Drive



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.