



RESIDENCE

16 Andrew Baxter Avenue, Ashgill, ML9 3RG

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Viewing by appointment with Residence Strathaven

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5 Bedrooms | 3 Public Rooms | 3 Bathrooms

This truly exceptional five-bedroom luxury home occupies a prime position on the highly sought-after Andrew Baxter Avenue in Ashgill, Larkhall. An impressive modern sandstone property, it offers generous proportions, refined finishes and exceptional family living for those seeking space, style and luxury.

On arrival, an expansive monoblock driveway provides ample parking for multiple vehicles and access to the generous integral garage. Stepping inside, a striking central reception hall immediately sets the tone for the impressive proportions and beautifully presented accommodation throughout.

At the heart of the home is the impressive kitchen, featuring a central island, double oven and American-style fridge freezer, with French doors leading seamlessly into the dining room. A separate utility room provides access to the integral garage. Completing the ground floor is an expansive bay-windowed lounge to the front and a stylish family/TV room to the rear, with French doors opening directly onto the decked garden area.



Upstairs, the property offers four generous double bedrooms, all with fitted wardrobes. The impressive principal bedroom benefits from a luxurious en-suite, while a stylish Jack and Jill shower room serves two of the additional bedrooms. A versatile fifth bedroom, currently used as a home office, provides excellent flexibility, with a spacious, fully tiled family bathroom completing the upper level.

Externally, the beautifully landscaped rear garden offers a private and fully enclosed setting, with an expansive decked area ideal for alfresco dining and entertaining. Boasting uninterrupted open views, this impressive outdoor space provides the perfect finishing touch to an exceptional family home.

Under Section 21 of the Estate Act 1979 we are obliged to inform you that the seller of this property is defined as a connected person.

2787.90 sq ft | EER = C



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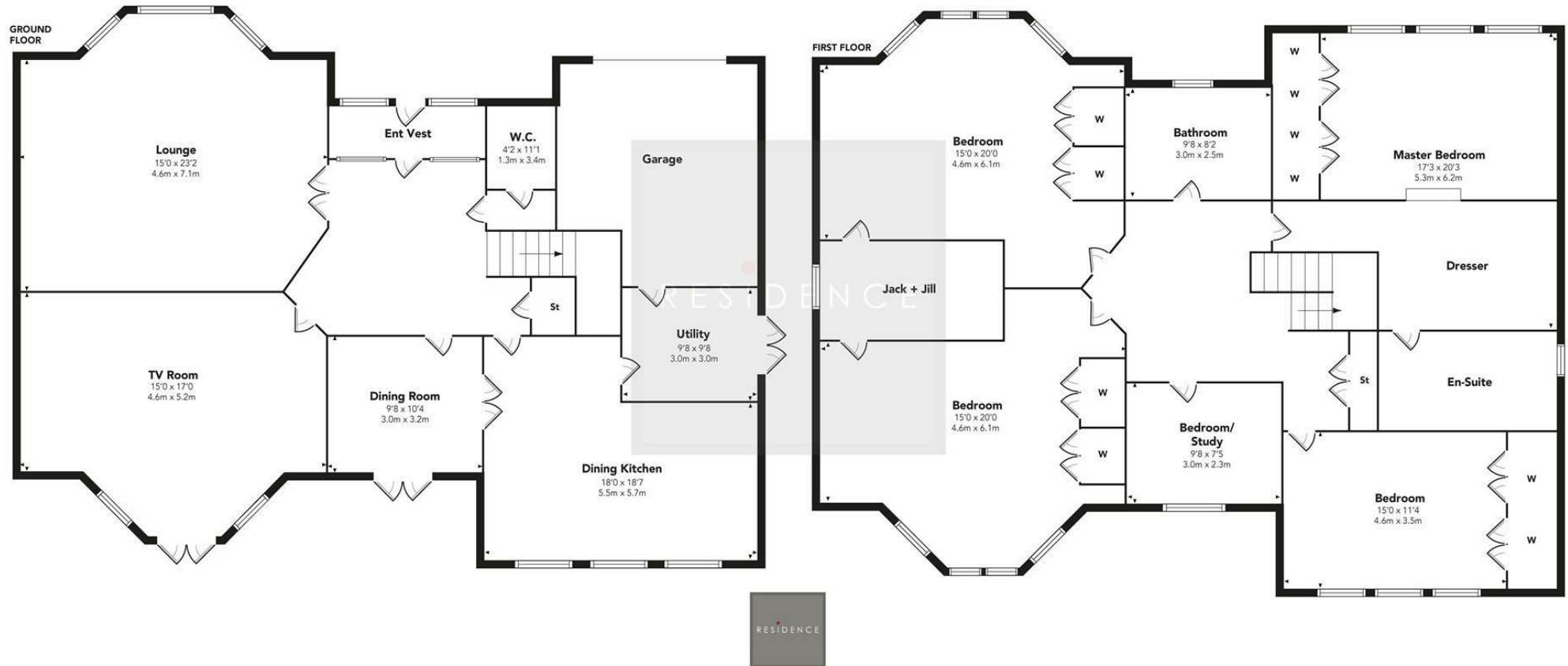


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Andrew Baxter Avenue



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.