



RESIDENCE

2 Fortrose Gardens, Strathaven, ML10 6FH

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven

T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN



RESIDENCE





5 Bedrooms | 4 Public Rooms | 4 Bathrooms

This beautifully presented, larger-style Bryant-built detached villa has been thoughtfully extended to create an exceptional family home, offering an impressive range of bright, spacious and versatile accommodation arranged over two levels. Presented in true walk-in condition, the property enjoys an enviable setting within established landscaped gardens, backing onto neighbouring woodland.

Beyond its attractive pillared frontage, the accommodation comprises a broad and welcoming reception hallway, convenient downstairs W/C, elegant bay-windowed lounge with focal-point fireplace, separate formal dining room and a superb family room which flows seamlessly into a stylish breakfasting kitchen. The kitchen features a central island, breakfast bar and integrated appliances, including a wine chiller. A further ground-floor gym offers excellent flexibility and could alternatively serve as a home office or sixth bedroom.

The impressive upper landing leads to five generously proportioned bedrooms. The magnificent principal suite features French doors opening onto a Parisian-style balcony, a dedicated dressing area and a spacious en-suite bathroom. Bedrooms two and three also benefit from private en-suite facilities, while bedrooms four and five are served by a Jack and Jill bathroom.

Further features include a substantial tarmac driveway, double garage and beautifully maintained landscaped gardens, creating an attractive and private outdoor setting complemented by a delightful woodland backdrop.

Fortrose Gardens is ideally positioned just a short distance from the heart of Strathaven. This charming market town lies south of East Kilbride and Hamilton and offers excellent shopping and sporting facilities, including swimming pools, bowling clubs, golf courses, public parks and scenic walks. With its vibrant community, diverse selection of independent shops and restaurants, Strathaven provides an appealing setting for family life.



2346.53 sq ft | EER = C



RESIDENCE





RESIDENCE





RESIDENCE

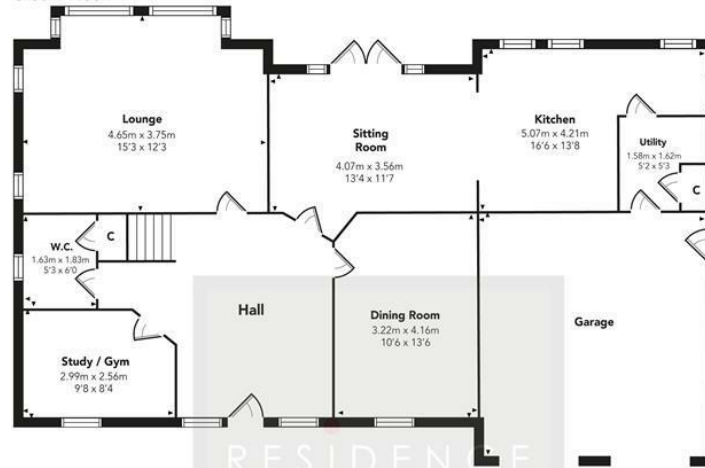






2 Fortrose Gardens

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.