

RESIDENCE

Leabank, Darvel Road, Strathaven, ML10 6QE

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Viewing by appointment with Residence Strathaven

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3 Bedrooms | 2 Public Rooms | 3 Bathrooms

A stunning traditional detached cottage, enjoying an idyllic countryside setting just a five-minute drive from Strathaven Common Green. Set within approximately 1.25 acres of beautiful gardens and adjoining fields, the property boasts breathtaking views across the surrounding countryside.

Tastefully modernised and extensively renovated by the current owner, this charming home blends traditional character with contemporary comforts, offering exceptionally versatile accommodation in a picturesque setting.

A spacious entrance porch, ideal as a cosy sunroom, leads into a welcoming reception hallway featuring a beautiful timber staircase and contemporary shower room beneath. The ground floor offers a versatile front-facing bedroom/family room, an elegant formal lounge with coal fireplace and a charming dining kitchen fitted with a range of wall and base units. A side vestibule provides access to the kitchen and generous utility/boot room, along with a further shower room, storage and a delightful conservatory overlooking the side garden.

The impressive staircase leads to a spacious upper landing, ideal as a home office or additional sitting area. This level also features two generous double bedrooms and a stunning family bathroom.

The accommodation is further enhanced by a spacious boiler room, additional storage and a separate utility room leading to a beautiful meditation room, offering a peaceful retreat.

Externally, the property enjoys extensive gardens to the front and side, with a substantial private driveway providing ample parking for multiple vehicles. A generous adjoining field, complete with its own charming pond, further enhances this wonderful countryside setting.

Combining charm, space and an enviable rural location, this exceptional home offers a rare opportunity to enjoy countryside living just minutes from Strathaven.

1797.57 sq ft | EER = D





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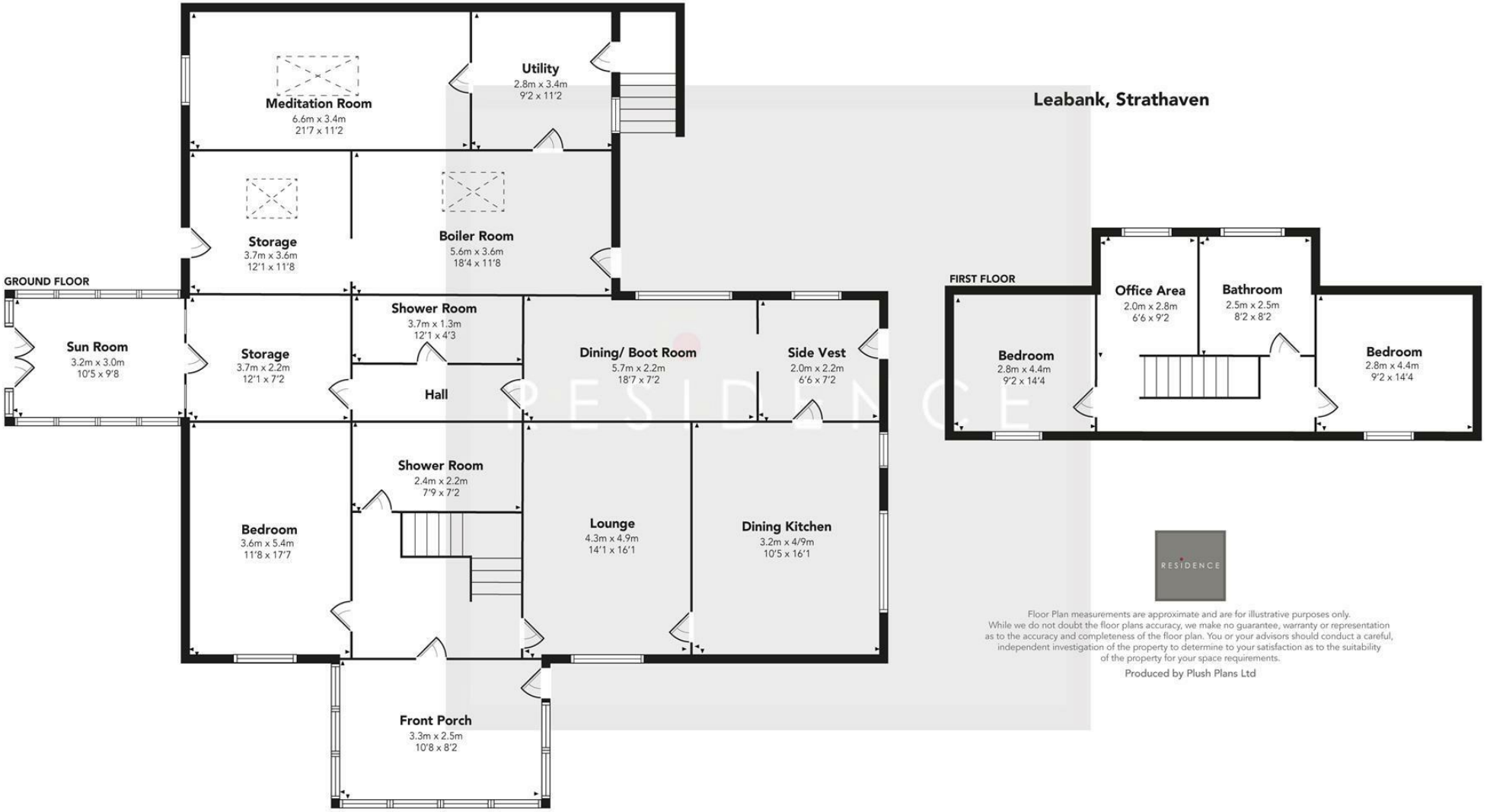


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.