

RESIDENCE

12 Auldgavel Place, Strathaven, ML10 6DE

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Viewing by appointment with Residence Strathaven

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3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Nestled within the highly desirable residential cul-de-sac of Auldgavel Place, Strathaven, this rarely available three-bedroom detached bungalow occupies a generous corner plot and enjoys private, established garden grounds, an adjoining garage and fantastic countryside views.

Offering an impressive level of accommodation arranged entirely on one level, the property provides a spacious and versatile layout ideally suited to a variety of buyers.

The accommodation begins with an entrance vestibule opening into a generous reception hallway, which provides access throughout the home and benefits from excellent built-in storage. The substantial lounge is a particularly impressive space, offering superb flexibility for both everyday living and entertaining. From here, the accommodation flows naturally into a bright sitting/dining room, providing an additional reception area and connecting seamlessly with the dining kitchen.

The well-proportioned dining kitchen offers ample space for both cooking and dining, creating a sociable and practical heart to the home.

There are three generously sized double bedrooms, all offering excellent proportions, with an abundance of fitted wardrobes and additional storage positioned throughout the property. A contemporary family bathroom completes the internal accommodation.

Externally, the bungalow sits within a substantial corner plot surrounded by mature and established garden grounds. The gardens offer an excellent degree of privacy and incorporate areas of lawn, mature trees and planting, together with a lovely patio area ideal for outdoor dining and entertaining. A private driveway provides convenient off-street parking and leads to the adjoining garage, offering valuable additional parking and storage.

Auldgavel Place is a highly regarded residential address within the popular town of Strathaven, conveniently positioned for the town centre and its excellent selection of shops, cafés, restaurants and everyday amenities.

1162.50 sq ft | EER = C





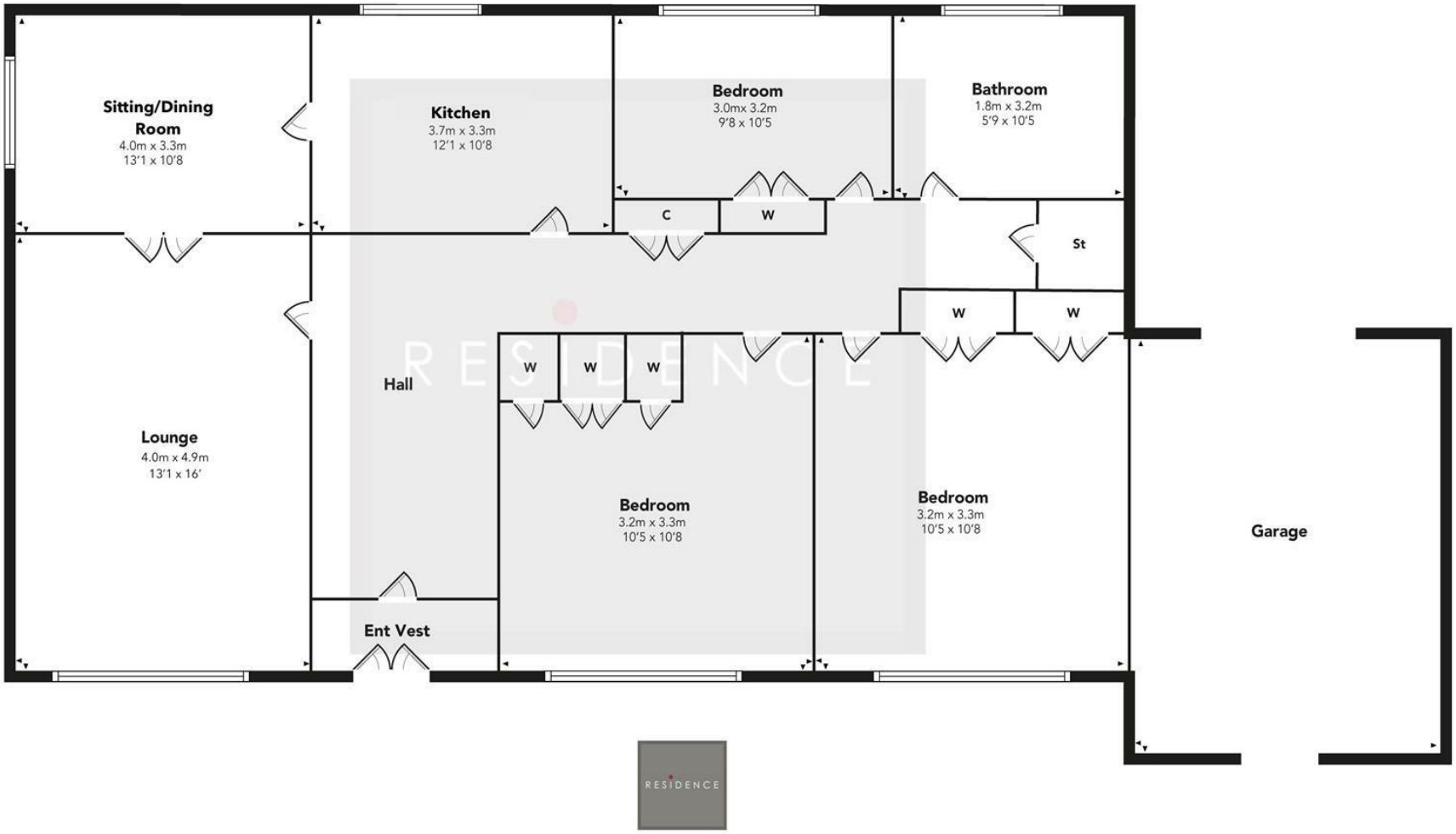
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Auldgavel Place



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.