



Detached Bungalow
4 Lochaber Road,
Strathaven ML10 6HZ

MAGNIFICENT LOUNGE/DINING ROOM
DINING-KITCHEN LAUNDREY ROOM
FOUR BEDROOMS (MASTER EN-SUITE)
BATHROOM GAS CH D/G
FABULOUS GARDENS DOUBLE GARAGE





Please contact Gebbie & Wilson on 01357 520082

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SITUATION AND DESCRIPTION

Gebbie & Wilson are delighted to present this truly outstanding DETACHED BUNGALOW, which has benefited from major upgrading by the present owners. It is located on one of Strathaven's most sought after locations with properties in this exclusive street rarely coming to market. This property is finished to a very high standard and we strongly recommend early internal viewing to appreciate the quality of accommodation on offer.

Ease of access is gained to all local amenities which include excellent schools, both primary and secondary, individual shopping, public transport and leisure facilities, with swimming pool, gym and tennis courts together with golf and rugby clubs. Strathaven also boasts a superb selection of fine restaurants. Motorway links are also close at hand and allow ease of access to Glasgow, Edinburgh, Ayrshire and the Central Belt via the M74/M8 networks.

TRAVEL DIRECTIONS

Travelling from within the Common Green, Strathaven, turn left at the traffic lights onto Townhead Street. Continue along, turning right into Colinhill Road. Take fourth left into Lochaber Road number 4 is on the right-hand side.

ACCOMMODATION

HALLWAY

Extremely spacious and impressive 'L' shaped reception hallway, which displays excellent cupboard accommodation in the form of four fitted cupboards. Beautiful decor, together with laminate flooring.

LOUNGE/DINING ROOM 33'X19'4"

An exceptionally large and simply stunning LOUNGE/DINING ROOM which displays beautiful inset wall mounted gas fire with matching walnut surround. Kahrs American Walnut flooring. Double patio doors offer access and views to the patio and onto rear garden.

DINING KITCHEN 20'5"x19'4" (at the widest point)

A fabulous dining kitchen, with an extensive range of wall and floor mounted units and breakfast bar. Included are Neff double oven, hob and ceramic hot plate along with a Baumatic

integrated dishwasher and integrated fridge. Inset spotlighting throughout. Door from dining area offers access to side garden and drying area.

LAUNDRY ROOM 9'9"x8'1"

Accessed from the kitchen this spacious apartment provides for excellent storage and includes Belfast sink, plumbing for washing machine and ample space for a freezer.

MASTER SUITE 22'4"x20' (at the widest point)

This spectacular 'L' shaped bedroom is extremely bright and spacious with a huge floor to ceiling window overlooking the front garden. Superb decor together with laminate flooring.

EN-SUITE SHOWER ROOM 7'2"x6'1"

Excellent en-suite, which has been recently re-fitted to include corner tiled shower cubicle, wash-hand basin and wc., co-ordinated tiling to walls and floor.

BEDROOM TWO 12'3"x10'2"

A delightful side facing double bedroom.

BEDROOM THREE 11'x9'2"

Again a generously proportioned double bedroom displaying double fitted wardrobes. This apartment overlooks side garden.

BEDROOM FOUR/FAMILY ROOM 14'10"x14'6"

This sizeable apartment is currently utilised by the present owners as a family room, and offers front facing views, via floor to ceiling windows. Inset spotlighting to ceiling, laminate flooring.

BATHROOM 13'8"x8'9"

With five piece suite comprising corner bath, bidet, wash-hand basin and corner tiled shower cubicle. Co-ordinated tiling to walls and floor.

GARDENS

Magnificent, well-tended gardens surround this unique bungalow in the form of large lawn to front with shrubs and borders. Attractive porch with wrought-iron railings. Cobble driveway is positioned to one side allowing ample parking and onto Double garage. Feature arch into rear garden. The garden/grounds are extensive and are mainly laid to lawn, with most attractive raised patio area. Central shrubbed area, crazy paving - all fenced with mature trees and bushes ensuring maximum privacy.

HEATING & GLAZING

The property benefits from gas central heating via condensing combi-boiler together with a programmable RF thermostat. The property also benefits from double glazing.

INCLUSIONS

Carpets, blinds, integrated dishwasher, double oven and hob, ceramic hot plate, integrated fridge, children's playhouse and garden shed. NB some further items may be available by separate negotiation.

ENTRY

By Negotiation

VIEWING

Contact Gebbie Wilson on 01357 520082. Evenings and Weekends GSPC Call Centre 0141 572 4369.

Offers are invited in the style of the combined standard offer and incorporating the combined standard clauses (2009 edition)

NOTE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate and are measured from wall to wall at the widest point with a sonic tape. If there is any aspect of these particulars which you wish to clarify, please contact Carol Lamont, Property Manager on 01357 520082 or e-mail property@gebbiewilson.co.uk

Why not view online at www.gspc.co.uk

For your free no obligation Valuation on your own home contact CAROL LAMONT, PROPERTY MANAGER, at Gebbie and Wilson Solicitors and Estate Agents.



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