

Strathaven

Ballgreen House, 23 Barn Street



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A charming period home occupying a highly convenient location within the lovely village of Strathaven.

■ Property Description

This traditional period home has been significantly improved and upgraded by the present owners and is full of character and charm. Occupying level garden grounds, the subjects offer a rare opportunity to the local market place.

An original and unique townhouse to the area, the complete ground floor accommodation extends to entrance vestibule, traditional style reception hallway, splendid lounge with beautiful feature fireplace and hand crafted fitted furniture, formal dining room with access through to a beautifully fitted kitchen with stone worktops, Stoves range cooker and access through to a charming morning room with wood burning stove, utility room giving access to a WC, and a useful home office/study completes the accommodation on this level.

A sweeping staircase at the rear of the hallway leads to the upper landing in turn giving access to all main apartments on this level. The first floor accommodation extends to fantastic master bedroom with feature fireplace and dressing room, two further generous double bedrooms with fitted wardrobes, bathroom with over-bath shower, and lovely main family bathroom with separate shower enclosure and sauna. The upper level provides two further double bedrooms and additional eaves storage. Externally the subjects enjoy level easily maintained garden grounds providing private lawned area. Driveway to side providing access to large garage fitted with automatic roller door, power and electricity. It is also worthy of note that the subjects enjoy substantial cellarage space currently used as a workshop and storage.

The beautiful specification of the property includes the use of a variety of hardwoods such as oak, mahogany and cedar wood, traditional period fireplaces, double glazed sash and casement windows, gas central heating system, lovely stained glass feature windows, security alarm system, and the subjects are presented in neutrally decorative tones throughout.



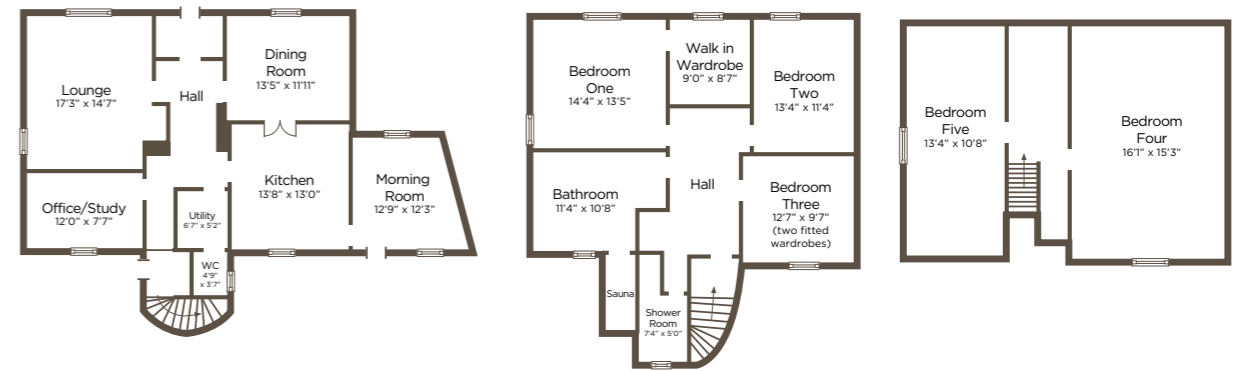


Local Area

Strathaven is particularly picturesque and at its core is a conservation area, making it feel more like a country village than a bustling town. The town's focal point is the attractive market square offering a mix of artisan shops, coffee houses and restaurants. In addition there is Strathaven Park along with sporting clubs such as Strathaven rugby club, golf club, flying club and bowling club. Strathaven Academy is the town's only secondary school which was recently replaced with a new, purpose-built school. It is also worthy of note that South Lanarkshire is due to receive a Conservation Area Regeneration Scheme grant from Historic Scotland early in 2016 which will be of significant benefit to the local area and to this property. The town is located on the edge of the valley of the Avon water, around six miles from Hamilton, and 18.2 miles from Glasgow. The A71, which connects Edinburgh and Kilmarnock, passes through the town. Glasgow Airport is 22 miles away and East Kilbride is approximately eight miles away.

Directions

From our office on the Ayr Road, Newton Mearns travel south bound going through Mearns Cross and proceed following signs for the Glasgow South Orbital road. On reaching the roundabout take the signs for East Kilbride and continue on the Glasgow South Orbital through the first roundabout and continue onwards to the next roundabout taking the third exit on the right onto the A727 East Kilbride Road. Proceed onwards continuing through East Kilbride and at Queensberry roundabout take the second exit onto the A726 following signposts for Strathaven. Continue on the A726 and at Rigghead roundabout take the second exit and continue on the A726, proceed through the Murray roundabout and proceed on the A726 into the village of Strathaven. The property is situated on the right hand side from this approach.



Ground Floor

First Floor

Second Floor

NM2322. EER Band D

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule. Photographs are produced for general information and it must not be inferred that any item is included for sale with the property. Corum is a trading name of The Corum Partnership, 20 Blythwood Square, Glasgow G2 4GB.



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