

THE CHURCH OF SCOTLAND EAGLAIS NA H-ALBA



**72 Kirk Street, Strathaven
Lanark ML10 6BA**



Spacious and comfortable family home, centrally located in Strathaven, a conservation village, with easy access to all local amenities.

Strathaven is a thriving and active community which benefits from a full range of shops, restaurants and leisure facilities - including a swimming pool. There is a new secondary school (completed 2009) as well as primary schools within easy reach of the property. Strathaven is conveniently located within easy commuting distance of Glasgow and the central belt. The town is within easy travelling distance of the nearest large towns of Larkhall, East Kilbride, Hamilton, and Motherwell. Glasgow and Edinburgh are both easily accessible by car via the motorway network. The neighbouring towns have railway stations, East Kilbride, Hamilton, and Larkhall giving rail access to Glasgow; Motherwell to Glasgow, Edinburgh and the south.

The property comprises a detached villa, erected approximately 1960, with rough cast brick walls and a pitched and slated roof. While now requiring some modernisation, the house offers flexible accommodation with a great deal of potential. Gas central heating throughout.

Offers over £250,000

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor

Accommodation:-

GROUND FLOOR

Entrance Vestibule

Hall

Lounge (4.6m x 7.35m)

Dining Room (5.54m x 3.72m)

Kitchen (4.38m x 3.5m)

With full range of fitted floor and wall units.

Sitting Room (5.4m x 3.6m)

Bedroom 1 (3.61m x 4.33m)

Bathroom (2.4m x 2.4m)

FIRST FLOOR

Bedroom 2 (4.57m x 3.55m)

Bedroom 3 (3.43m x 5.42m)

Bedroom 4 (4.37m x 4.6m)

Study (4m x 4.6m)

Cloakroom(1.2m x 1.76m)

With WC and wash hand basin

Services

Mains water, gas and electricity serve the property. There is a full gas central heating system throughout.

Outbuildings

Single car garage of brick construction.

Two outbuildings, also of brick construction.

Garden

Good sized garden laid mainly to lawn with shrubs.

Fittings and fixtures

All carpets and floor coverings throughout are included.

Entry

Negotiable, but early entry can be given.

Viewing

For an appointment to view, please contact the Law Department on 0131 240 2263



Offers

Offers over £250,000 are invited and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regard to all matters prior to submission of offers

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Sellers:- The Church of Scotland General Trustees - Scottish Charity Number SC014574.