

This is the schedule of sales particulars referred to in the foregoing offer on behalf of Colin Moir and Christopher Seal

**Flat 3/2, Falconer Court, 47 Commercial Road, Strathaven, ML10 6LX**





## Flat 3/2, Falconer Court, 47 Commercial Road, Strathaven, ML10 6LX



Luxury top floor penthouse apartment over two levels with sun terrace offering splendid views across Strathaven. Located within the market town of Strathaven close to all amenities is this luxury spacious penthouse apartment finished to the highest of standards. The entrance to the building is by way of security entry system into spacious well maintained communal stairwell with lift access to all floors. The accommodation extends to welcoming reception hallway, good sizeable lounge with dining area and twin French doors leading to sun terrace, modern fitted kitchen with utilities cupboard, attractive bathroom, two double bedrooms with built-in wardrobes and master en suite shower room. There is access to the upper level via fixed staircase to attic room which is floored with Velux windows and offers ideal storage, power and light. The property further benefits from gas central heating, double glazing and residents private car parking.

Strathaven itself is a charming village located south of East Kilbride and Hamilton. The area offers excellent shopping facilities and sports facilities including swimming, bowling clubs, golf courses, public parks and country walks. Strathaven has a typical village community with a wide variety of shops, restaurants, bars and cafes. Nearby Sainsbury's offers an excellent choice of products. The area is regarded for its schooling and for those commuting there are excellent road links to the surrounding towns and also links to the M74 motorway which connects the M8 motorway to Glasgow and Edinburgh.

Early viewing is advised  
EER Band C.





Flat 3/2, Falconer Court, 47 Commercial Road,  
Strathaven, ML10 6LX

### Travel Directions

Head towards Strathaven from East Kilbride. On entering Strathaven on the Glasgow Road at the first set of traffic lights turn left onto Commercial Road and continue along and the development at Falconer Court can be found on the left hand side.



Vendors:  
Viewing:  
Office contact:  
Reference:

Clients of Countrywide  
By appointment through Countrywide  
Audray Hannan  
EAK150411



### ACCOMMODATION

**LOUNGE** - 20'8" x 21'8" (6.3m x 6.6m)  
**DINING** - 19'11" x 12'8" (6.07m x 3.86m)  
**BEDROOM ONE** - 12'6" x 17'5" (3.8m x 5.3m)  
**BEDROOM TWO** - 16'5" x 17'9" (5m x 5.4m)  
**ATTIC ROOM** - 14'3" x 29'5" (4.34m x 8.97m)

To view contact:

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22 Cornwall Way, East Kilbride, South  
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Mon & Tue: 9.00am - 5.30pm  
Wed & Thu: 9.00am - 7.00pm  
Fri: 9.00am - 5.00pm  
Sat: 9.00am - 1.00pm

[www.countrywidescotland.co.uk](http://www.countrywidescotland.co.uk)