



Larkhall

SOUTH LANARKSHIRE, ML9 1PP

Larkhall boasts a wide and varied range of shops, bars, restaurants, banks and building societies with further facilities available in neighbouring Hamilton and Lanark.

Local amenities include a multiplex cinema, sports complex, bowling green, golf course, water park, Hamilton Race Course, 17th-century museum, retail parks, Strathclyde and Chatelherault country parks. Wishaw General Hospital is also close by.

Larkhall affords access to primary, secondary and further education facilities. Bus and rail services provide access to surrounding Lanarkshire areas with motorway links providing access in and around the Central Belt.





2 Kenshaw Place

LARKHALL, SOUTH LANARKSHIRE, ML9 1PP

Part Exchange available. We are delighted to introduce to the market this superb three bedroom semi-detached villa which offers fantastic and flexible living accommodation formed over two levels and would make a wonderful family home. The current owners have extended and upgraded the property and it has been designed to maximise the natural available light to create a modern ambience.

Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming hallway gives access to apartments on this level. The impressive formal lounge, has a real cosy feel from the feature fire, the perfect ambience in which to unwind in after a hard day. The beautiful breakfasting kitchen has a modern range of modern floor and wall mounted units with a striking worktop creating a fashionable and efficient work-space. The breakfast bar is the perfect spot to grab a quick coffee before work. The family room is flooded with natural light from the doors that overlook the rear garden and allow you to invite outside, in. A stunning shower-room completed the accommodation on this level.

The crisp and contemporary styling continues onto the first-floor level where you will find three bright and airy bedrooms with the master bedroom being further complemented with an en-suite. All bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A family bathroom suite completes the impressive accommodation internally.

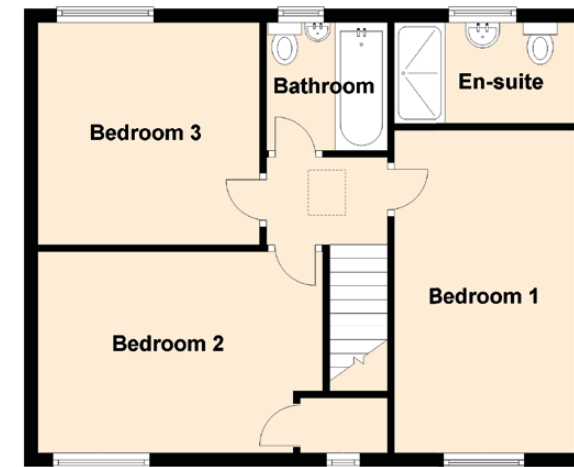
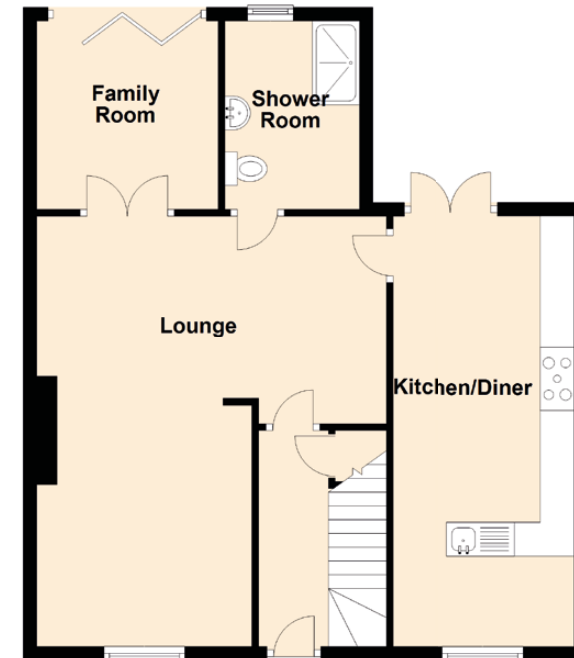
Externally, there are private front, side and rear gardens. To the side, there is a driveway providing off-street parking. The rear garden is a sheer delight, especially in summer months. Many an evening will be spent in this area enjoying the peace and quiet. The high specifications of this family home, also include double glazing and gas central heating for additional comfort.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	6.50m (21'4") x 5.20m (17'1")
Kitchen/Diner	6.40m (21') x 2.70m (8'10")
Family Room	2.80m (9'2") x 2.70m (8'10")
Shower Room	2.80m (9'2") x 2.00m (6'7")

First Floor	
Bedroom 1	4.80m (15'9") x 2.50m (8'2")
En-suite	2.50m (8'2") x 1.60m (5'3")
Bedroom 2	4.24m (13'11") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 3.30m (10'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 118m² | EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

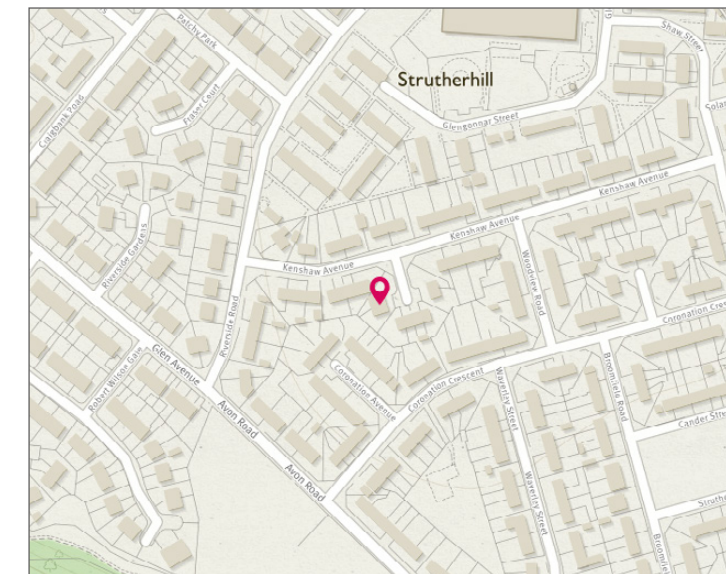


Image credit: <https://www.edinaxsurvey.co.uk/emap/>




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**Part
Exchange
Available**

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Text and description
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Surveyor



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CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer