

2 Bowmanflat

LARKHALL, SOUTH LANARKSHIRE, ML9 1BG



One bed terraced bungalow, a perfect starter or retirement property, fantastic value



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this charming one-bedroom terraced bungalow, set in a popular family-friendly street and community. This lovely and quite unique property makes a perfect place to come home to and for those wishing to upgrade and develop it has potential subject to planning to be extended within the loft area.

Given the accommodation on offer, we believe this property represents incredible value for money, especially for any Young couple or Retiree's who may be looking for a ground floor level home within a quieter peaceful Street.

THE LOUNGE/DINER



In more detail, the accommodation consists of a bright and welcoming lounge/diner which given its shape would suit a range of furniture configurations. The light floods in through the large window and creates a very cosy and relaxing space.

THE KITCHEN



The kitchen is perfect for the home, finished in a range of units, with a gas cooker, and ample space for the free-standing fridge freezer and washing machine.



The bathroom has a white suite with an electric shower over the corner bath.

THE BATHROOM



THE BEDROOM



The bedroom has ample space for free-standing furniture, with a built-in storage cupboard.

The home is kept warm and comfortable via double glazing and gas central heating.

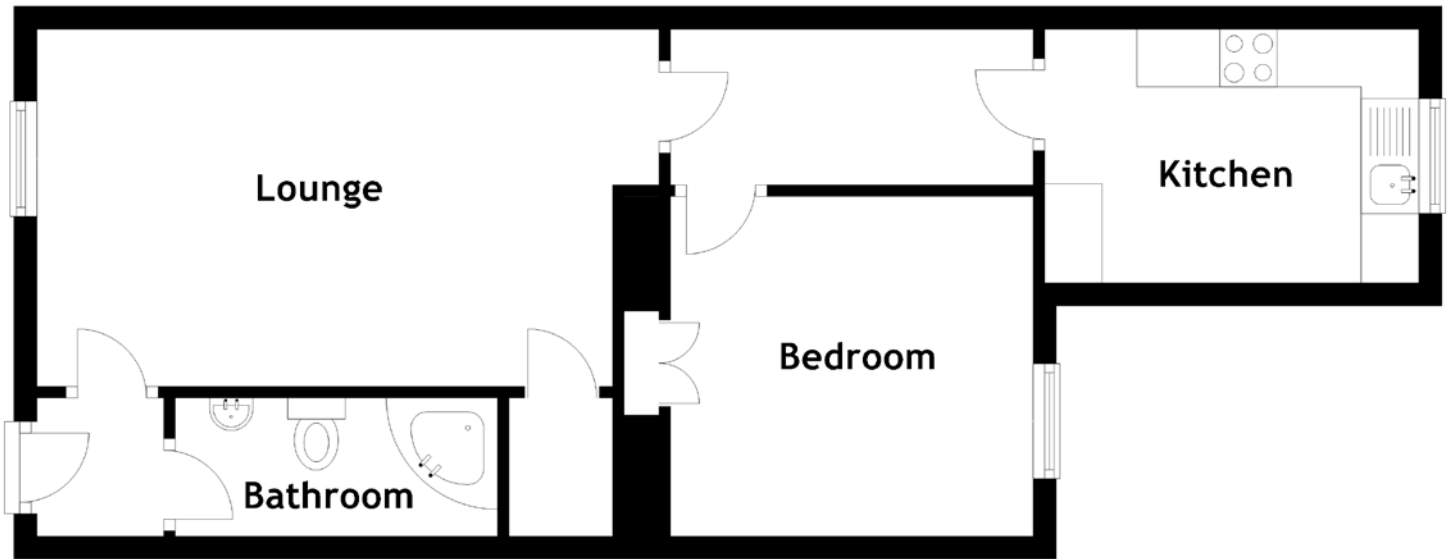
The garden space offers a great place to relax and unwind, while you experience the open views. Parking is adjacent to the property.

Given the rarely available ground floor accommodation, the friendly close-knit community, the light upgrade opportunity with the potential to develop the attic and the exceptional value for money on offer, this is sure to be a popular listing. Early viewing is strongly advised.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



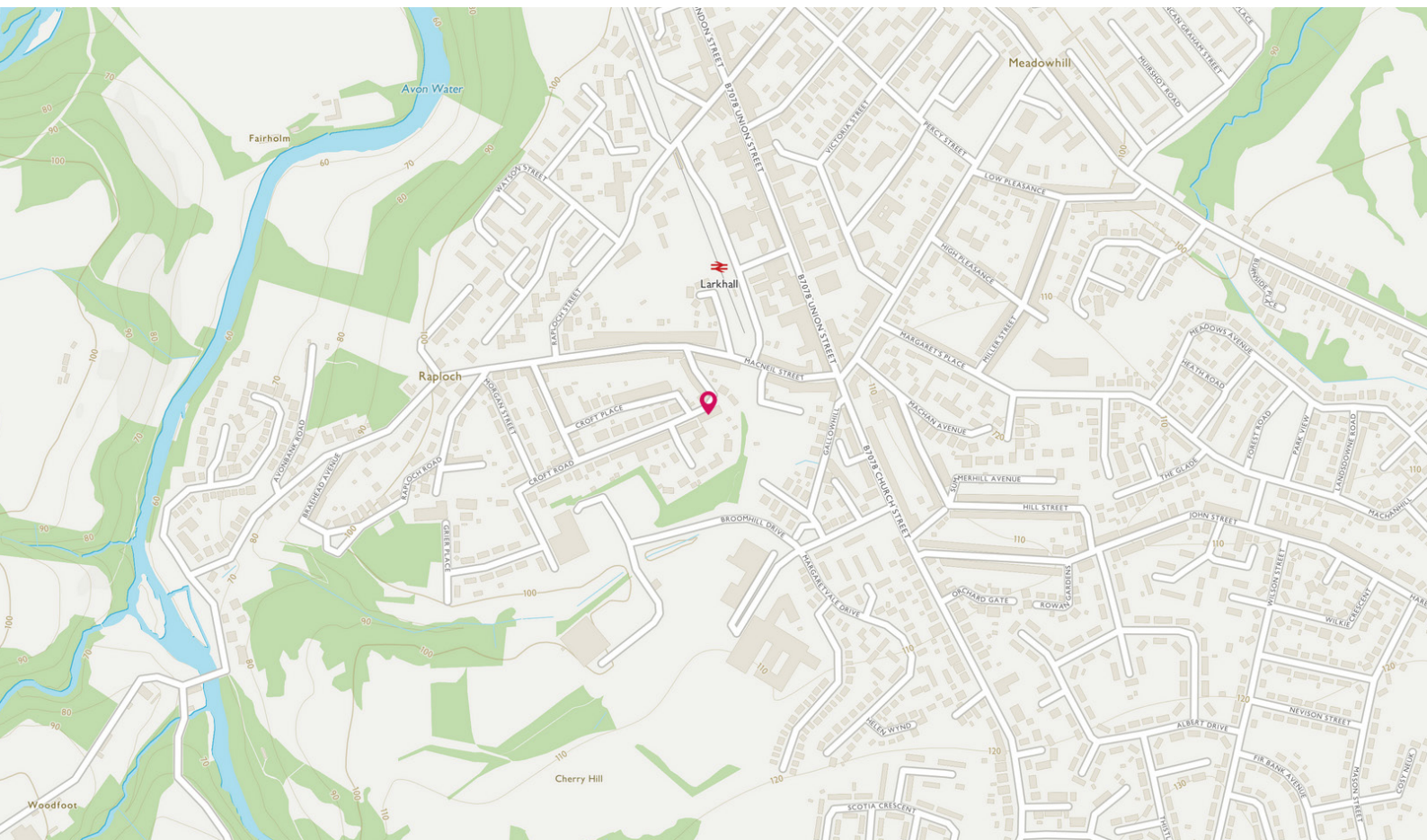
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m²

Lounge	5.00m (16'5") x 3.10m (10'2")
Kitchen	3.25m (10'8") x 2.20m (7'3")
Bedroom	3.15m (10'4") x 2.95m (9'8")
Bathroom	2.80m (9'2") x 1.20m (3'11")

EPC Rating: D

Extras (Included in the sale): White goods available if required.



THE LOCATION

The ever-popular town of Larkhall boasts a wide and varied range of shops, bars, restaurants, banks and building societies, with further facilities available in neighbouring Hamilton, Lanark and the charming countryside town of Strathaven.





The property is within 5 minutes walking distance to the train station and town centre. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, water park, Hamilton Race Course, a 17th-century museum, retail parks, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital.

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

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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