




Solicitors & Estate Agents
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166 Craighbank Street
LARKHALL, SOUTH LANARKSHIRE, ML9 1JS

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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, mausoleum, water park, Hamilton Race Course, 17th century museum, retail parks, Strathclyde and Chatelherault country parks and Wishaw General Hospital.

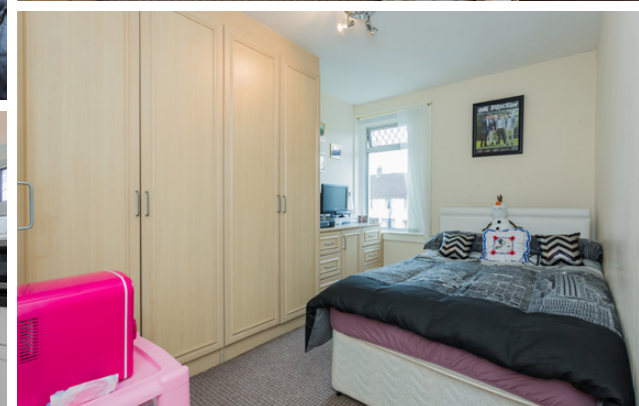
Larkhall affords access to primary, secondary and further education facilities. Bus and rail services provide access to surrounding Lanarkshire areas with motorway links providing access in and around the Central Belt.

We are delighted to offer to the market this attractive three bedroom, mid-terrace villa set within the popular residential area of Larkhall. The property would be an ideal purchase for a young couple or family and offers good sized accommodation and is presented to the market in good condition. The house has been designed to maximize the natural available light to create a modern and spacious ambiance.

Internally, the accommodation extends to: Entrance hall with door opening into a bright and spacious lounge with front facing window which flood the room with natural light. A fully fitted kitchen, with a selection of wall and base units and breakfast bar which is sure to appeal to aspiring chefs. Access can be gained to the rear garden.

Upstairs, there is a good sized landing area, three double bedrooms and a three-piece bathroom suite with shower over bath. Further benefits of the property include gas central heating and double glazing.

The outside space includes a well-tended front garden and a low maintenance rear garden.



“an ideal purchase for a young couple or family”



Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	5.10m (16'9") x 2.60m (8'6")
Master Bedroom	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	4.20m (13'9") x 2.60m (8'6")
Bathroom	2.10m (6'10") x 1.90m (6'3")

Gross internal floor area (m²) - 88 m²

EPC Rating - C

Extras
(Included in the sale)
All fitted carpets and floor coverings.

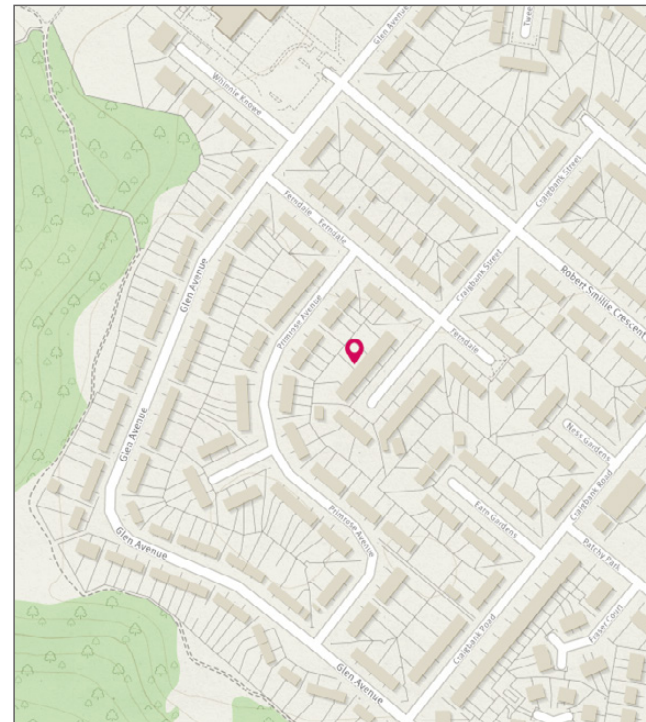
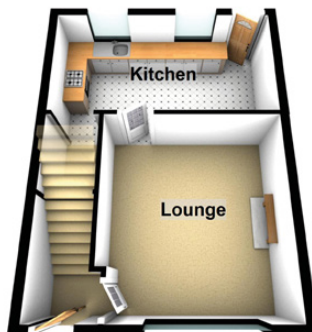
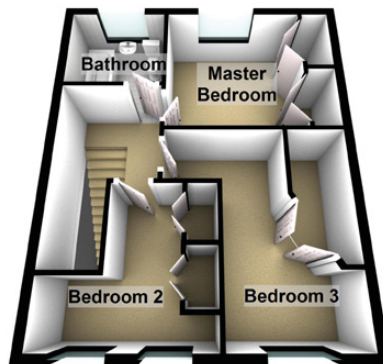


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Part
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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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