

2 Auldton Terrace

ASHGILL, LARKHALL, SOUTH LANARKSHIRE, ML9 3AG



Excellent two-bed upper-cottage flat, many upgrades, walk-in condition, great garden space and driveway



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this excellent two-bed upper-cottage flat, set in the popular family-friendly area of Ashgill, an area known for its neighbourly spirit.

THE LOUNGE

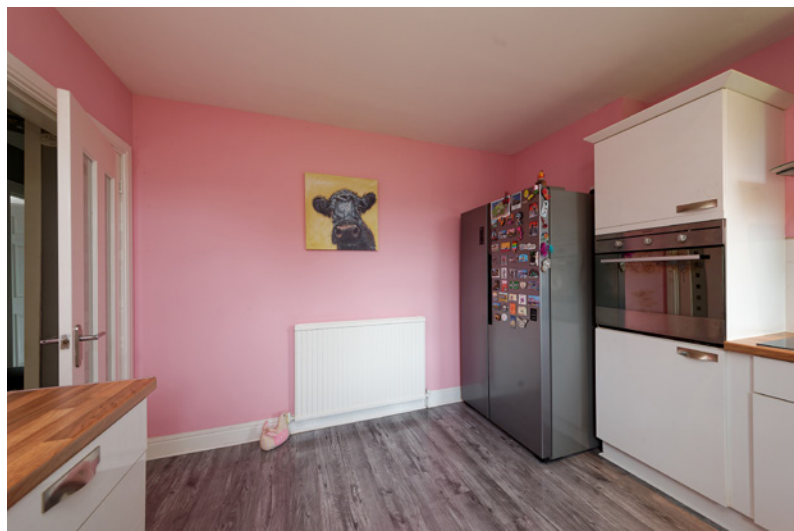


The accommodation comprises a bright and spacious lounge, which, given its shape, would suit a range of furniture configurations.

THE KITCHEN



The modern kitchen is finished in a range of fitted units, with an electric oven and hob and ample space for a free-standing fridge freezer and washing machine. Freestanding appliances may be available by separate negotiation.





The stunning shower room is beautifully tiled, its bright and fresh, with a toilet, sink and a mains shower set inside a doorless shower. There are two spacious bedrooms in this lovely home, both have ample space for free-standing furniture. The home is kept warm and comfortable with double glazing and gas central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



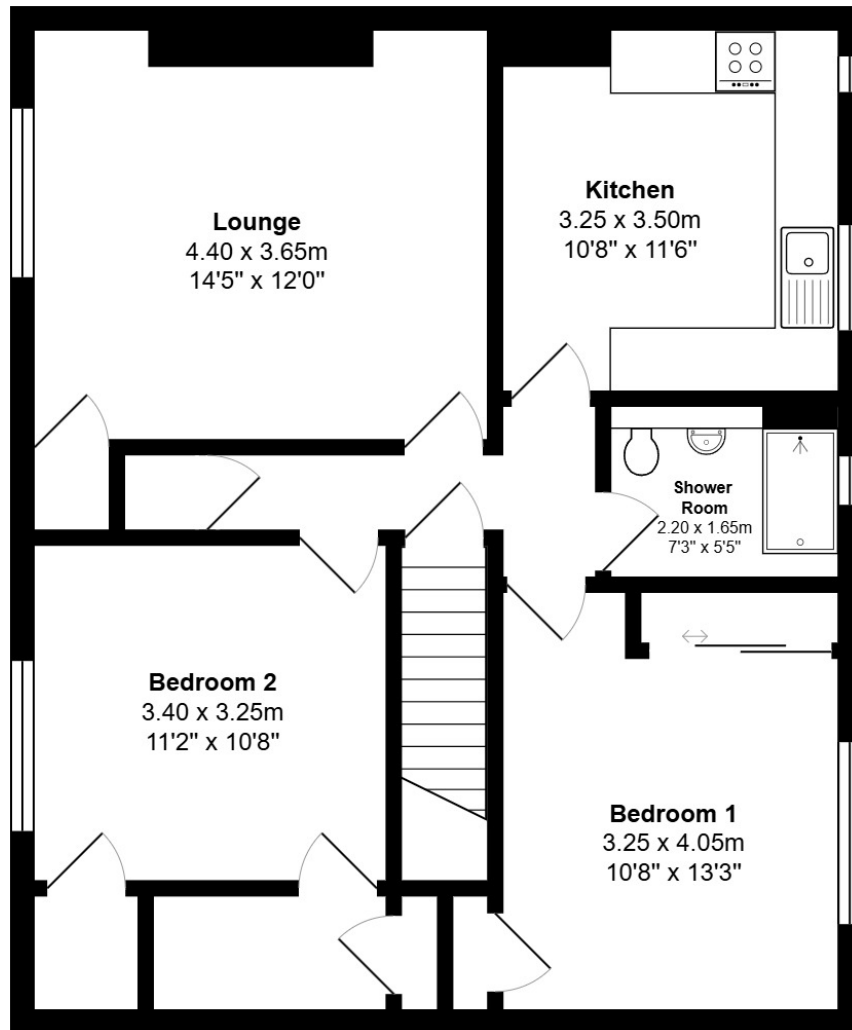
The garden space is very generous, with a stunning sun-deck and pergola, on sunnier days, it will offer a great place to relax and unwind. Parking is off-street with plenty of space for at least two cars.

This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is highly recommended to anyone seeking a great home or solid investment property.

EXTERNALS

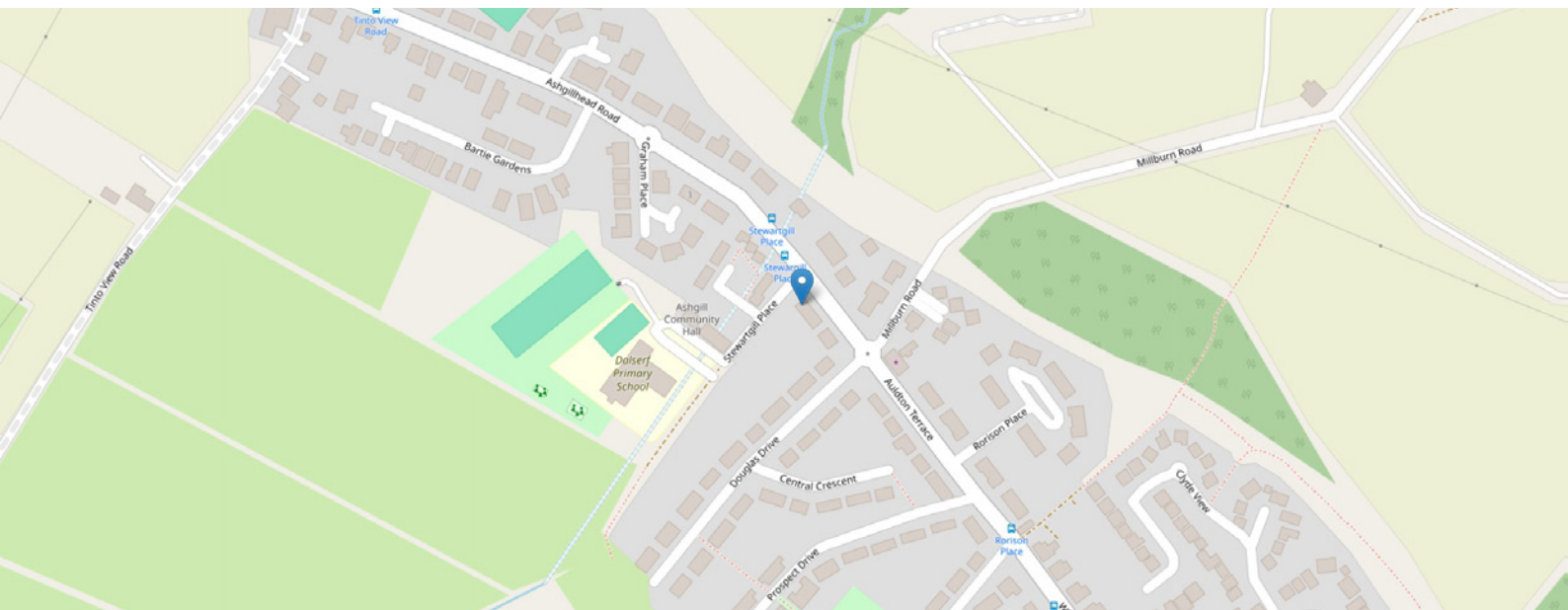


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: C



THE LOCATION

The ever-popular village of Ashgill is a great place to call home. Charming and quiet, and only two minutes from the town of Larkhall, which 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.





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. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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