

44 Shaw Street

LARKHALL, SOUTH LANARKSHIRE, ML9 1PJ



*Spacious four-bedroom extended family home,
great condition, set on a generous corner plot,
secure garden space, large driveway*



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Situated within a popular residential area of Larkhall in South Lanarkshire, this extended four-bedroom end-terrace property offers excellent family accommodation and occupies a substantial corner plot, providing both space and privacy. The home has been thoughtfully extended to create a versatile and comfortable layout ideally suited to modern family living.

THE LOUNGE



The property benefits from bright and comfortable living accommodation throughout, including a relaxing lounge, a separate formal dining room, and generous room sizes, making it ideal for family life.

THE DINING ROOM



THE KITCHEN



At the heart of the home is a spacious kitchen fitted with attractive light oak shaker-style units, providing ample storage and worktop space. The kitchen is well equipped with a gas hob, double oven and side-by-side under-counter fridge and freezer, creating a highly functional space for cooking and entertaining.



Adjacent to the kitchen is a separate utility room and shower room. The utility houses the washing machine and tumble dryer, helping keep the main living areas organised and uncluttered.

THE UTILITY & SHOWER ROOM





Upstairs, the property offers four well-proportioned bedrooms and a three-piece family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



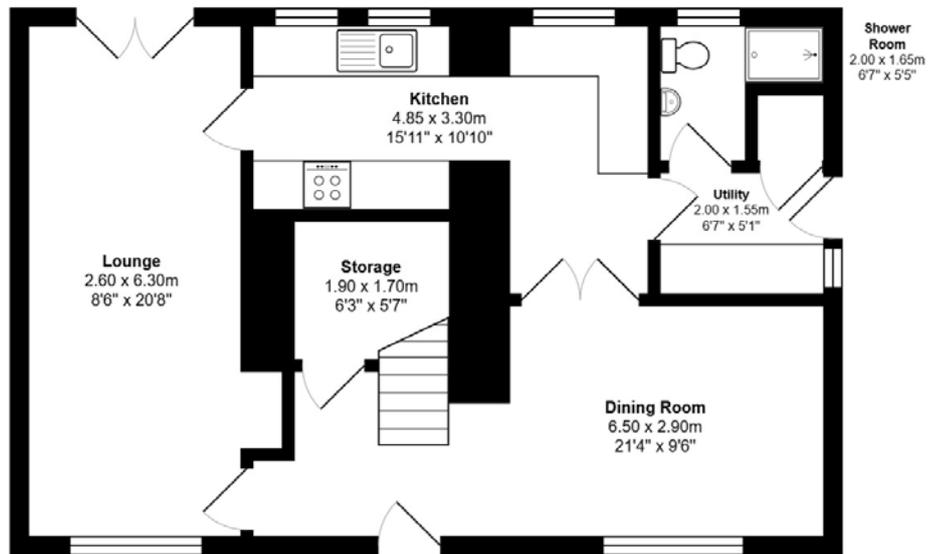
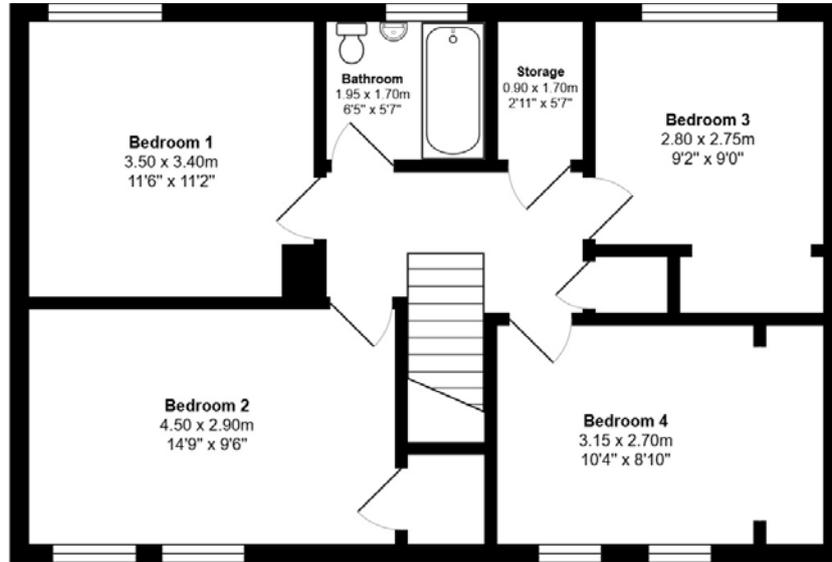
Externally, the home continues to impress. The secure rear garden offers a private outdoor space perfect for children, pets or outdoor dining. Due to its large corner plot position, the property enjoys additional outdoor space compared to many neighbouring homes. A substantial gravel driveway provides ample off-street parking for multiple vehicles.

This attractive and spacious home represents a fantastic opportunity for families seeking generous accommodation, outdoor space and a convenient location within Larkhall. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

EXTERNALS

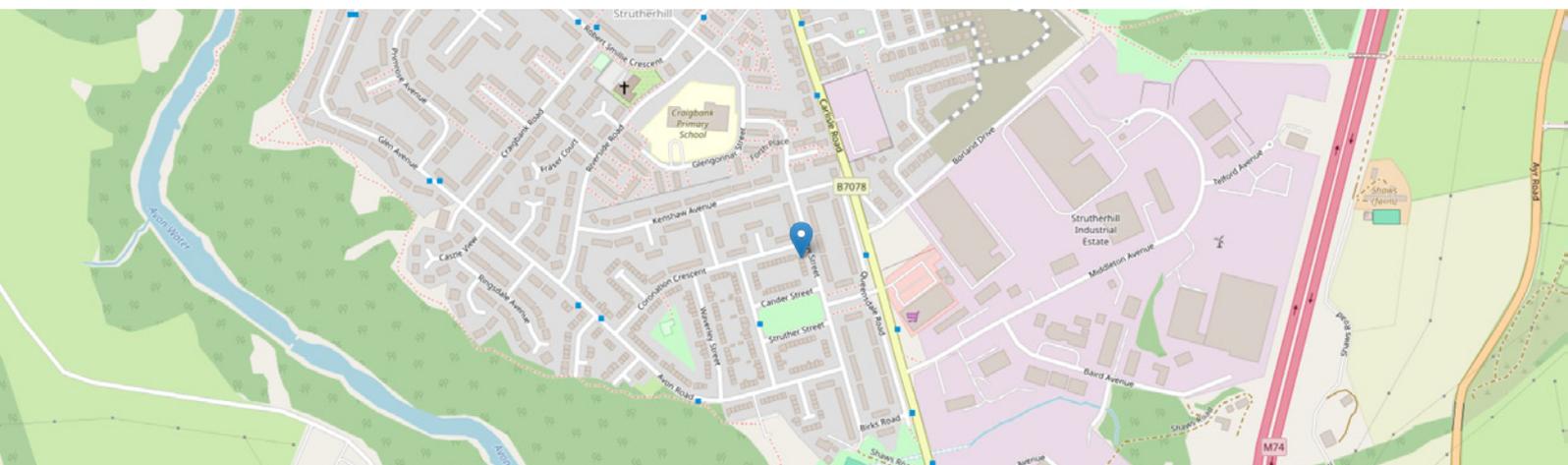


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 123m² | EPC Rating: C



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.





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 nearby motorway links providing access in and around the entire Central Belt.



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