




Solicitors & Estate Agents
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41 Annbank Street

LARKHALL, LANARKSHIRE, ML9 1BU

Larkhall

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



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We are delighted to bring to the market this excellent, two bedroom ground floor apartment, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace.

The apartment makes an ideal place for first-time buyers to call home or equally it would make a perfect Buy-To-Let investment property. These are very spacious and exceptionally good value for money apartments for any of today's discerning buyers.

The accommodation consists of a bright and spacious lounge/diner which, due to its shape, would suit a range of furniture configurations. There is ample space for a dining table and occasional furniture if required and the room offers tremendous space to entertain friends and family on more formal dining occasions.

The modern kitchen is perfect for the apartment, finished in a lovely range of light oak fitted units, with a gas oven and hob, ample space for the freestanding fridge freezer, washing machine and integrated dishwasher. It makes a very efficient work-space for anyone to serve up a marvellous meal and to cater for the washing requirements.

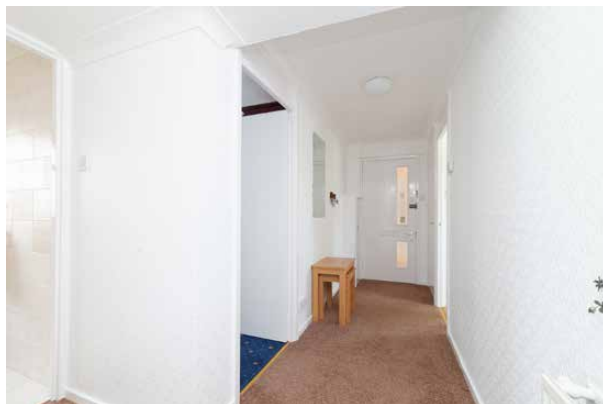
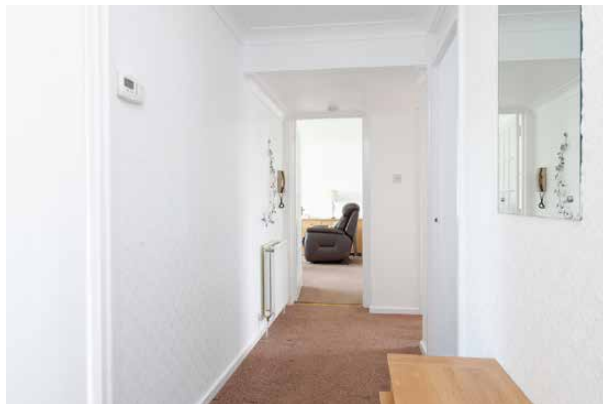
Freestanding appliances may be available by separate negotiation.

There are two good sized bedrooms in this lovely apartment, both bright with ample space for free-standing furniture, one with a built-in wardrobes and the other with a large free-standing wardrobe.

The recently fitted shower room is also bright and fresh, finished in the latest wet wall panels along with a standalone quadrant shower enclosure with an electric shower, ensuring there's always an instant supply of piping hot water for long refreshing showers.

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure door entry system. There is ample storage space to keep the apartment tidy and clutter free at all times, including two large cupboards off the hall and a storage facility to the outside rear.

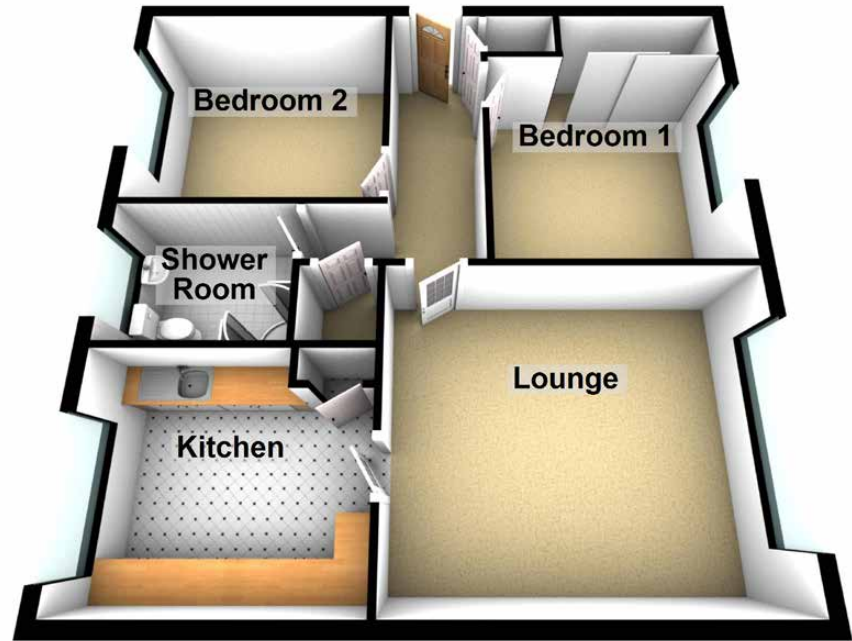
There is also plenty of parking adjacent to the apartment and a communal drying area to the rear. Early viewing is strongly advised for anyone searching for a great value for money starter apartment or Buy-To-Let investment property in walk-in condition and set in the ever popular area of Larkhall.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.90m (12'10")
Kitchen	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Shower Room	2.40m (7'10") x 1.90m (6'3")

Gross internal floor area (m²): 70m² | EPC Rating: D

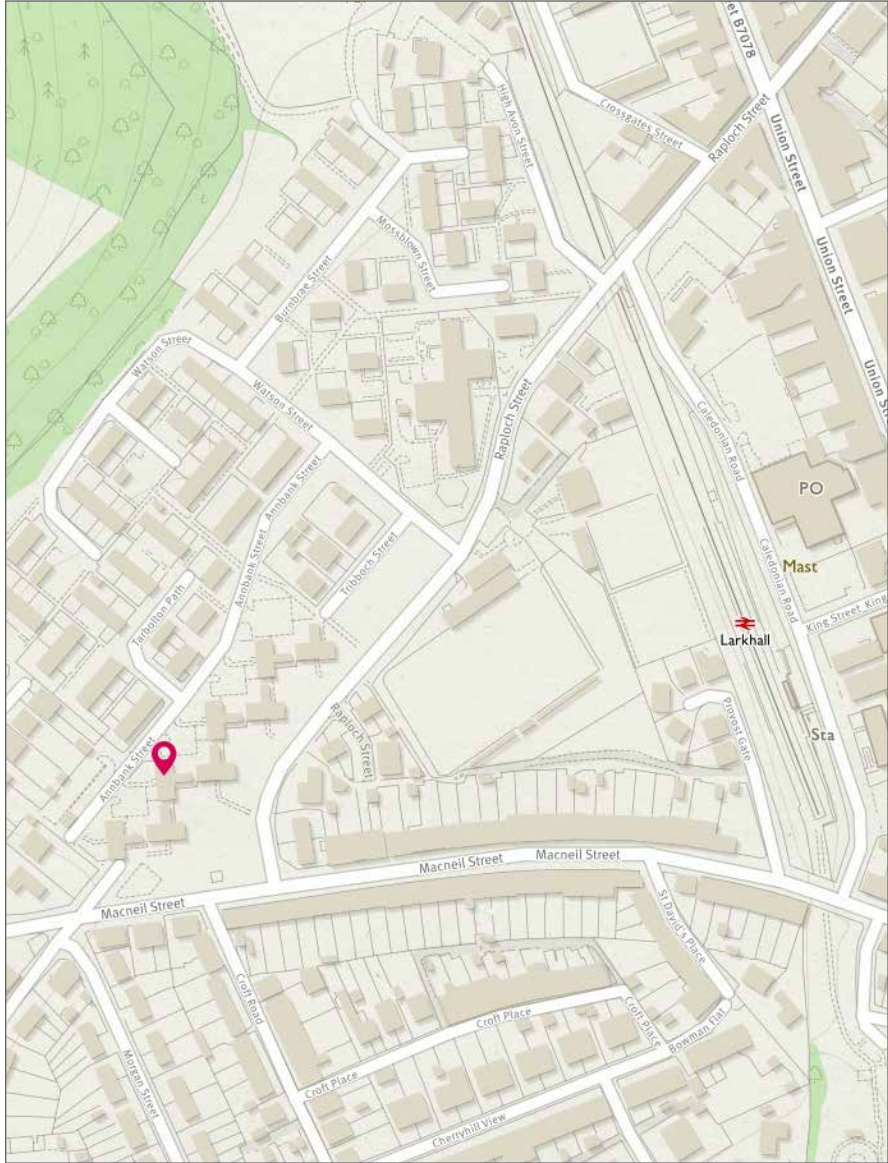


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