

# 13 Croft Place

LARKHALL, SOUTH LANARKSHIRE, ML9 1BQ



*Excellent three-bed mid-terraced period cottage, great accommodation, beautifully upgraded, popular area*



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We are delighted to bring to the market this lovely three bedroom mid-terraced period cottage, set in a popular family-friendly street that's known for its neighbourly spirit. Some of the traditional values that make a street a real community are alive here; it's a place where everybody actually knows each other.

This lovely home makes a perfect location for any young couple as it is presented in great condition, leaving the lucky new owners nothing to do except move in and start enjoying it.

# THE LOUNGE/DINER



The accommodation comprises of a spacious lounge/diner which given its shape would suit a range of furniture configurations. The bright room affords the owners plenty of space for various furniture layouts as well as space for a dining table.



# THE KITCHEN



The kitchen is perfect for the home, finished in a lovely range of white fitted units, with an electric oven and gas hob with ample space for a freestanding fridge freezer, washing machine and tumble dryer. It all helps to make it a great space that provides beautifully for a busy family home.







The downstairs bathroom is bright and fresh, nicely tiled and finished with a white suite with a tap-fed shower over the bath, ensuring an instant supply of hot water for long refreshing showers.

## THE BATHROOM





There are three double sized bedrooms in this lovely home, all are bright and have ample space for free-standing furniture. The Velux style window at the top of the stairs is a great addition and bathes the stairwell and upper landing in lots of natural light.

# BEDROOM 1



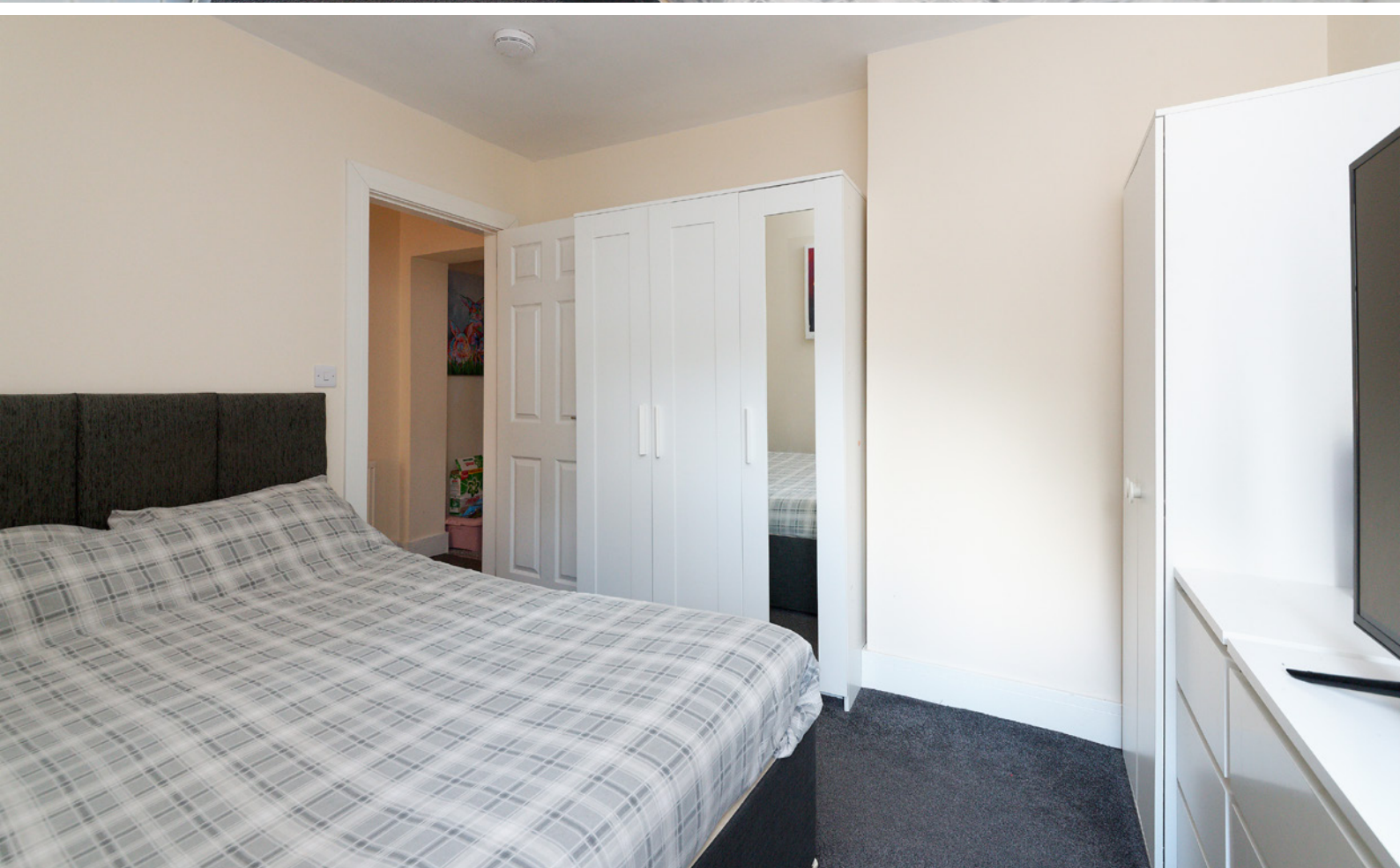


# BEDROOM 2





# BEDROOM 3





# THE SHOWER ROOM





The home is kept warm and comfortable via double glazing and gas central heating. The garden space is also a real feature, low-maintenance, secure and child-friendly and on sunnier days the area offers a great place to relax at the end of a hard day. The rear garden has vehicle access for handy off-street parking.

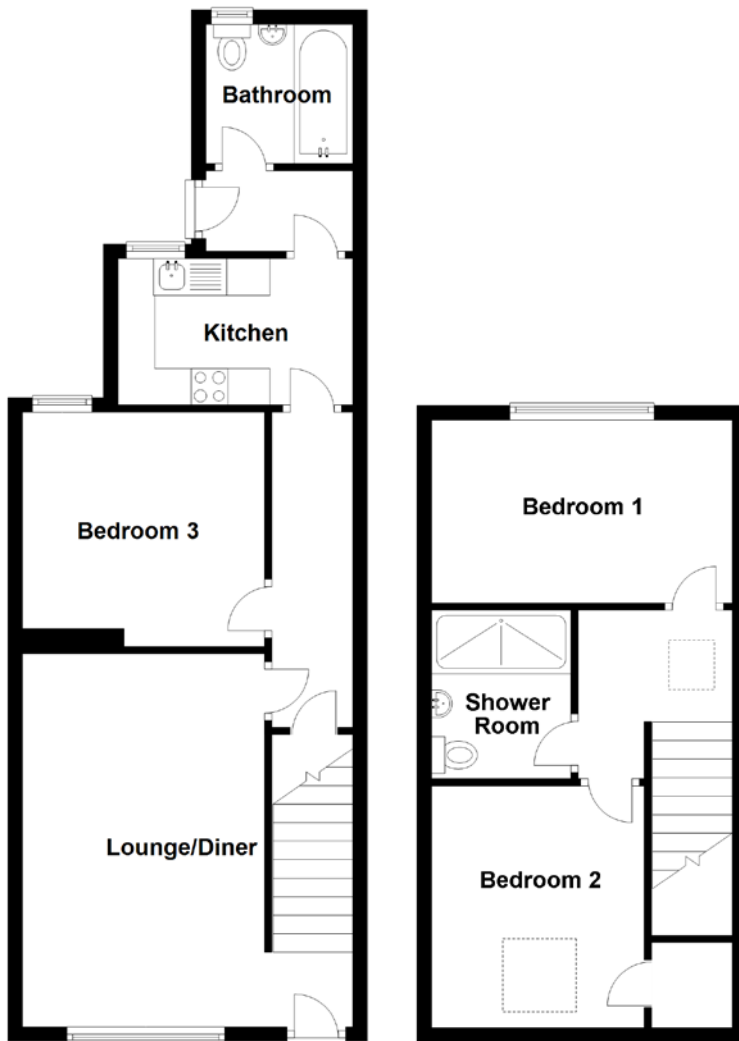
This great home would make an ideal buy for first-time buyers, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking an excellent family property with all the hard work already done.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

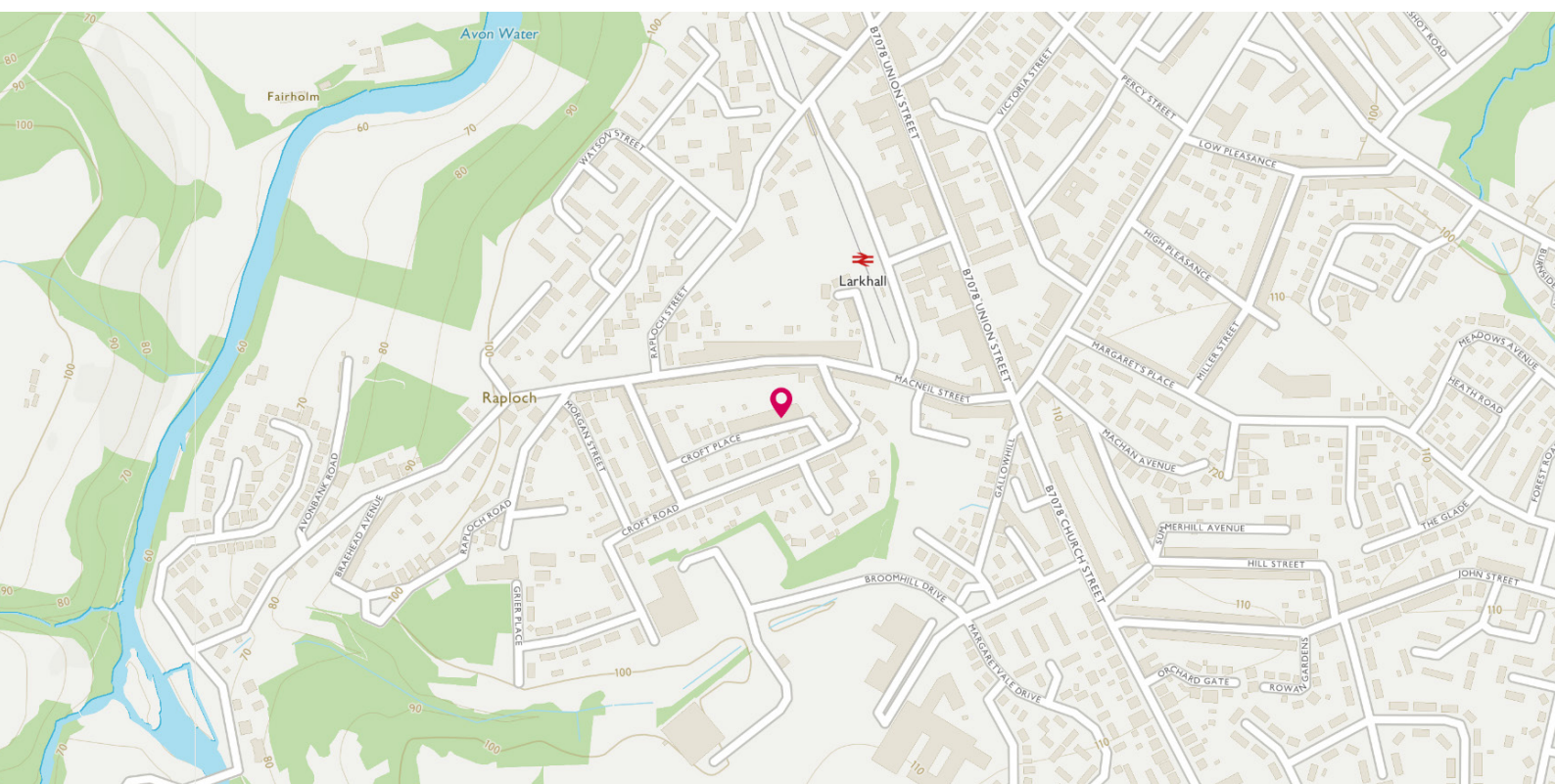


Approximate Dimensions  
(Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Lounge/Diner | 5.10m (16'9") x 4.50m (14'9")  |
| Kitchen      | 3.20m (10'6") x 2.00m (6'7")   |
| Bathroom     | 2.00m (6'7") x 1.90m (6'3")    |
| Bedroom 1    | 3.95m (13') x 2.50m (8'2")     |
| Bedroom 2    | 3.30m (10'10") x 2.90m (9'6")  |
| Bedroom 3    | 3.30m (10'10") x 3.20m (10'6") |
| Shower Room  | 2.30m (7'7") x 1.90m (6'3")    |

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup>

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



  
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