



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**21 Kenshaw Avenue**

LARKHALL, SOUTH LANARKSHIRE, ML9 1PN

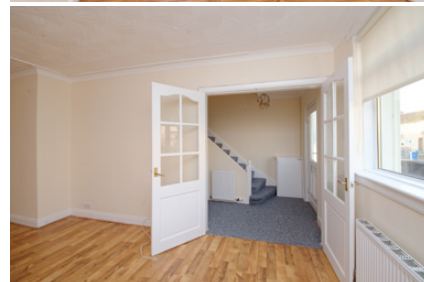
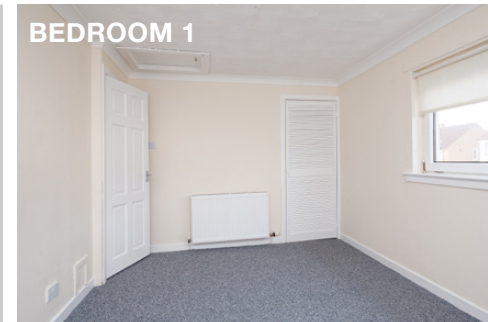
# 21 KENSHAW AVENUE LARKHALL, SOUTH LANARKSHIRE

LOCATION

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

Hospital is also close by.

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



**A DELIGHTFUL FAMILY HOME SET WITHIN A QUIET RESIDENTIAL STREET, CLOSE TO LOCAL AMENITIES**



We are delighted to offer to the market this attractive two 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.

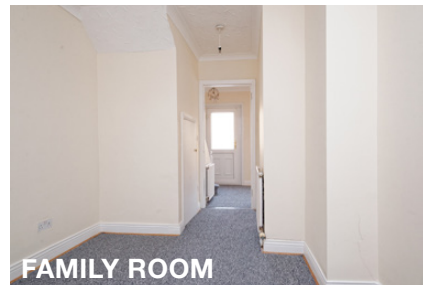
fitted kitchen/dining room with a selection of wall and base units and breakfast bar which is sure to appeal to aspiring chefs. Access can be gained to the rear garden via a set of patio doors. Finally on the ground floor is a study which can also be used as a storage area.

The house has been designed to maximize the natural available light to create a modern and spacious ambience.

Upstairs, there is a good sized landing area, two double bedrooms and a four-piece bathroom suite. Further benefits of the property include gas central heating and double glazing.

Internally, the accommodation extends to entrance hall with door opening into a bright and spacious lounge with front facing window which floods the room with natural light. The extended property includes fully

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



FAMILY ROOM

BEDROOM 2

# PROPERTY SPECIFICATIONS

## DIMENSIONS/LAYOUT/LOCATION

Approximate Dimensions  
(Taken from the widest point)

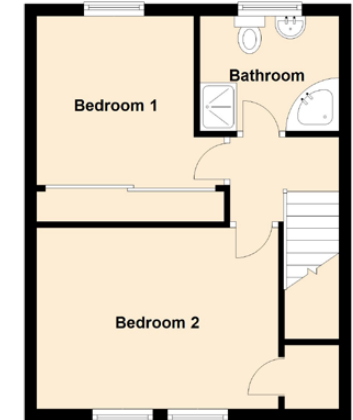
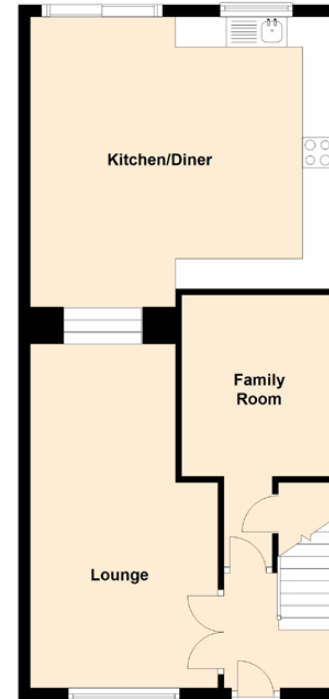
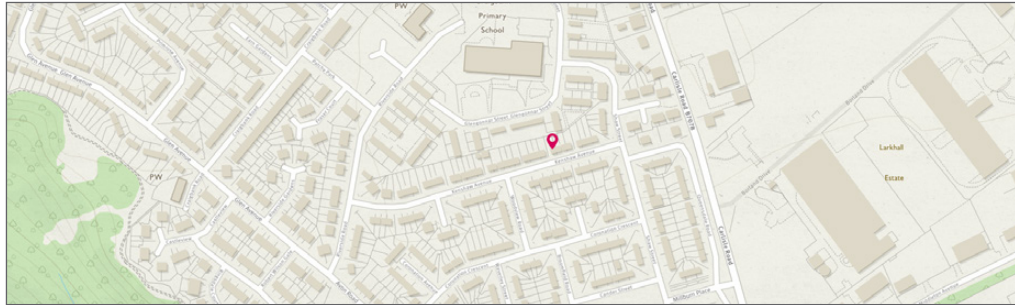
Lounge	6.30m (20'8") x 3.00m (9'10")
Family Room	3.00m (9'10") x 2.50m (8'2")
Kitchen/Diner	5.00m (16'5") x 4.50m (14'9")
Bedroom 1	3.50m (11'6") x 2.70m (8'10")
Bedroom 2	4.50m (14'9") x 3.00m (9'10")
Bathroom	2.90m (9'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>) - TBCm<sup>2</sup>

EPC Rating - TBC

Extras  
(Included in the sale)

All fitted carpets and floor coverings.



  
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Text and description  
**SCOTT YULE**  
Surveyor



Professional photography  
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Photographer



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Designer