

# 4 Craigbank Road

LARKHALL, SOUTH LANARKSHIRE, ML9 1QF



*Immaculate three-bed mid-terrace, beautifully set  
in a popular location, walk-in condition*



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We are delighted to bring to the market this absolutely immaculate three-bed mid-terrace, 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 very much alive here, everybody actually knows each other and the atmosphere is relaxed.

This delightful and charming property makes a perfect place to come home to and given the recent full refurb, it's presented in absolute walk-in condition.

# THE LOUNGE



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

# THE KITCHEN



The gloss white kitchen looks super clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an electric oven and gas hob, with ample space for a freestanding washing machine.

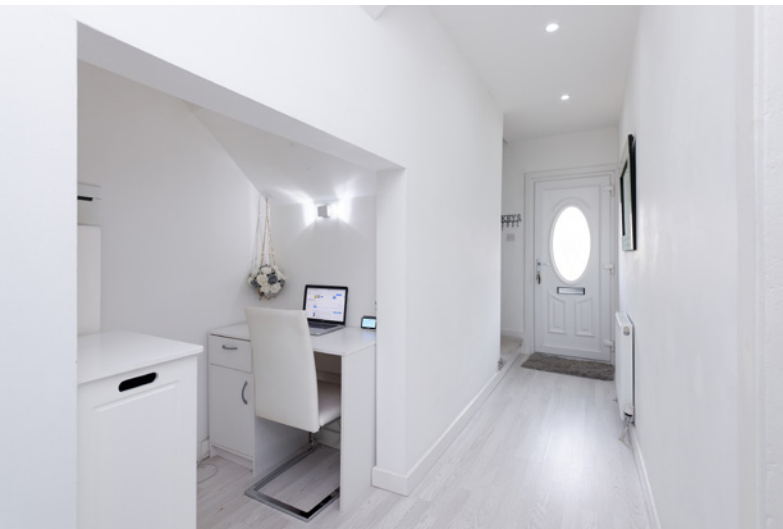
The freezer is cleverly tucked out of sight within the handy kitchen cupboard space. It's evident this is a well-equipped space for any chef to serve up a marvellous meal.



# THE SHOWER ROOM



The beautiful shower room is a touch of luxury, bright and fresh with a stylish chrome radiator, finished in a white suite with a large standalone shower enclosure. There's always an endless supply of instant hot water for long refreshing showers.



There are three good sized bedrooms in this lovely home, all beautifully bright with ample space for free-standing furniture, two of them contain excellent built-in mirrored wardrobes. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



The home is kept warm, comfortable and secure via gas central heating and double glazing. The low maintenance rear garden is extremely well kept and is both secure and child-friendly. On sunnier days this cool and contemporary area offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day.

Parking is gated and Off-street to the front aspect. This great home would make an ideal buy for so many people or even a great investment property for a smart Buy-To-Let investor.

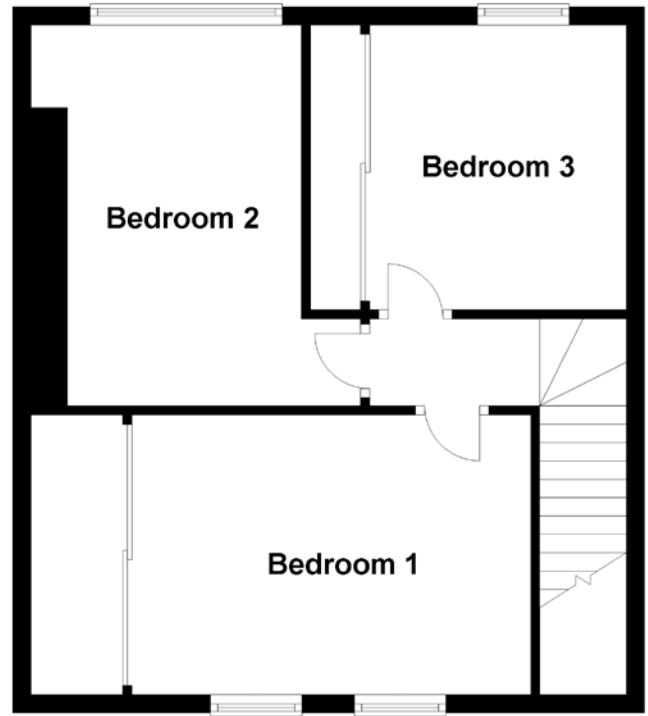
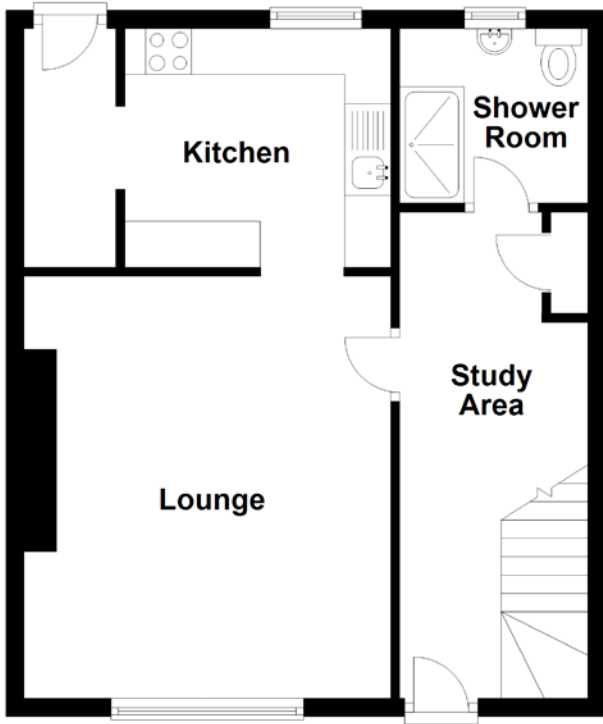
Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal, set in a great location.

# THE GARDENS





# FLOOR PLAN, DIMENSIONS & MAP



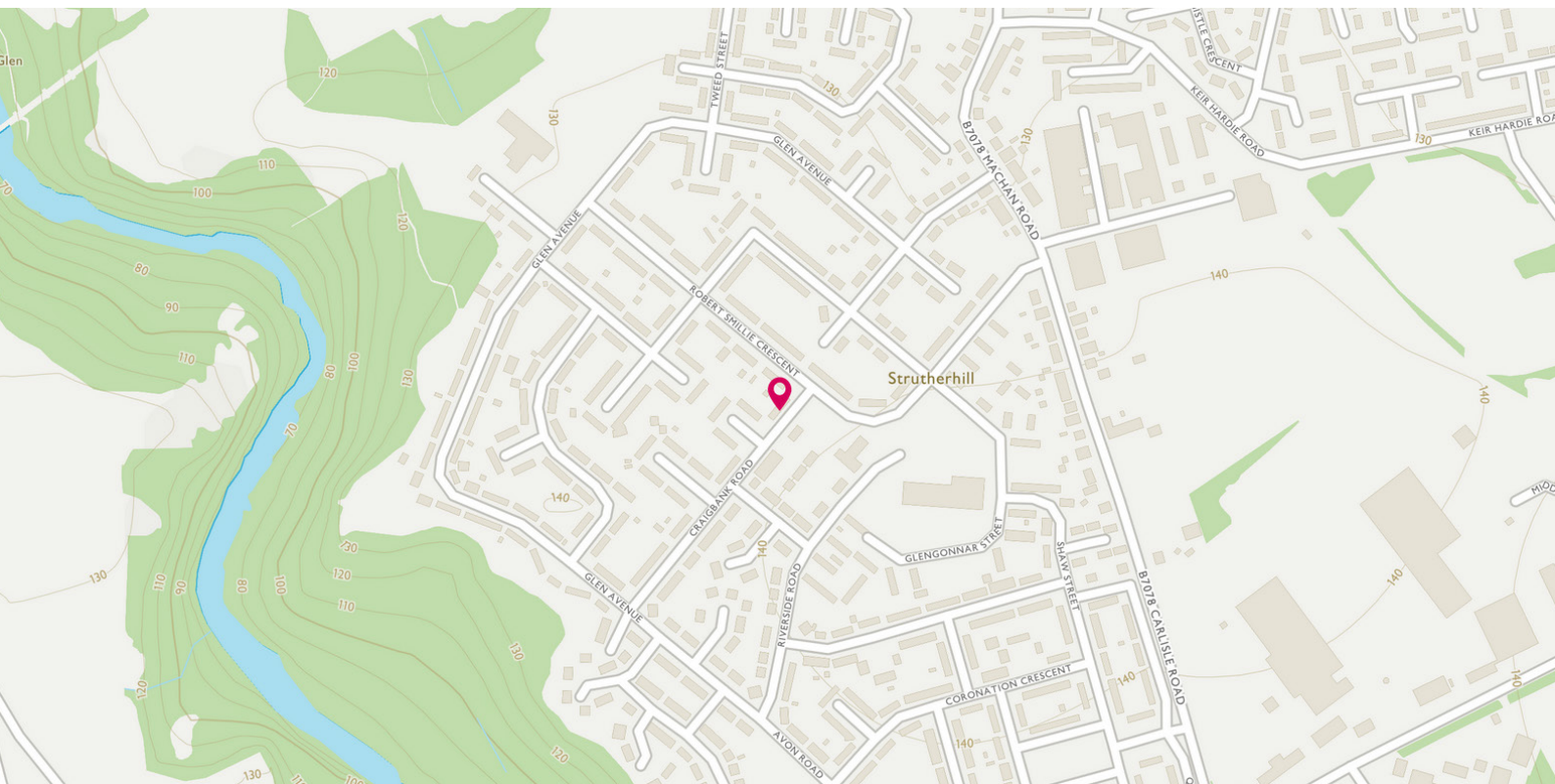
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Study Area	2.05m (6'9") x 1.45m (4'9")
Shower Room	2.05m (6'9") x 1.90m (6'3")
Bedroom 3	3.10m (10'2") x 2.80m (9'2")

Bedroom 2	4.15m (13'7") x 3.15m (10'4")
Bedroom 1	4.35m (14'3") x 3.05m (10')

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



# 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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