

13 Shaw Street

SOUTH LANARKSHIRE, LARKHALL, ML9 1NA



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent two-bed mid-terrace, beautifully set in a quiet location, walk-in condition, low maintenance gardens



McEwan Fraser Legal are delighted to offer to the market this excellent two-bed mid-terrace family home, presented to the market in great order throughout. This beautiful property offers comfortable accommodation which would make a fantastic first-time buy, family home or even a sound Buy-To-Let investment. Great emphasis has been placed on the creation of easily managed free-flowing space on a bright and fresh layout.

THE LOUNGE



Accessing the home through the entrance hall, it is immediately apparent the property is perfect for today's modern living. The warm and inviting lounge benefits from a large window that floods the room with natural light and the shape of the room offers a plethora of furniture layout options.

THE KITCHEN



The modern galley kitchen has been fitted to include a good range of floor and wall-mounted units, which provides an efficient workspace for food preparation. It further benefits from an integrated electric oven and hob with ample space for a freestanding washing machine, tumble dryer and Fridge-freezer. The kitchen can easily accommodate a dining table.





The upper level of the property hosts two tastefully decorated bedrooms, one double and one single, both with ample space for freestanding furniture and a bright and welcoming atmosphere. The beautiful family bathroom consists of a white suite, including a bath, along with a large standalone shower enclosure with a mains-fed shower unit.

THE BATHROOM



BEDROOM 1



BEDROOM 2



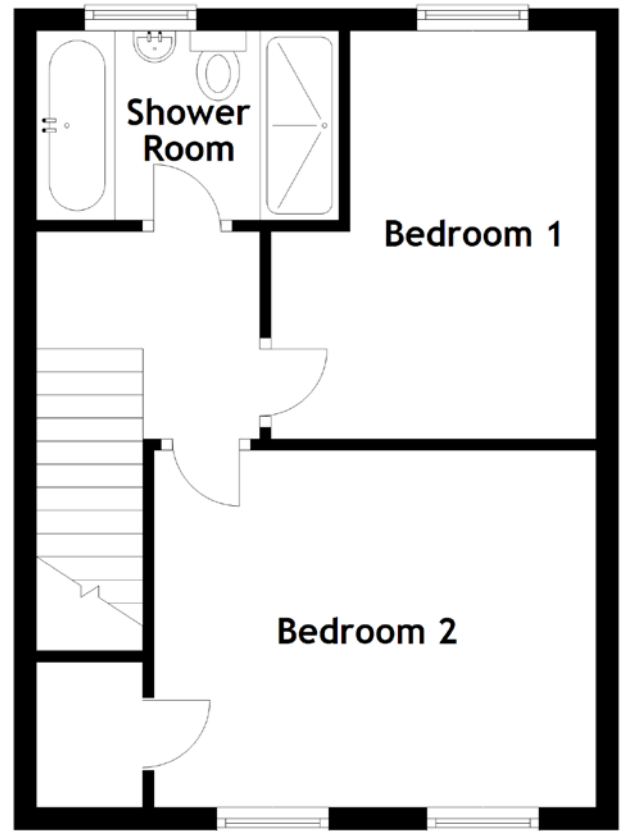
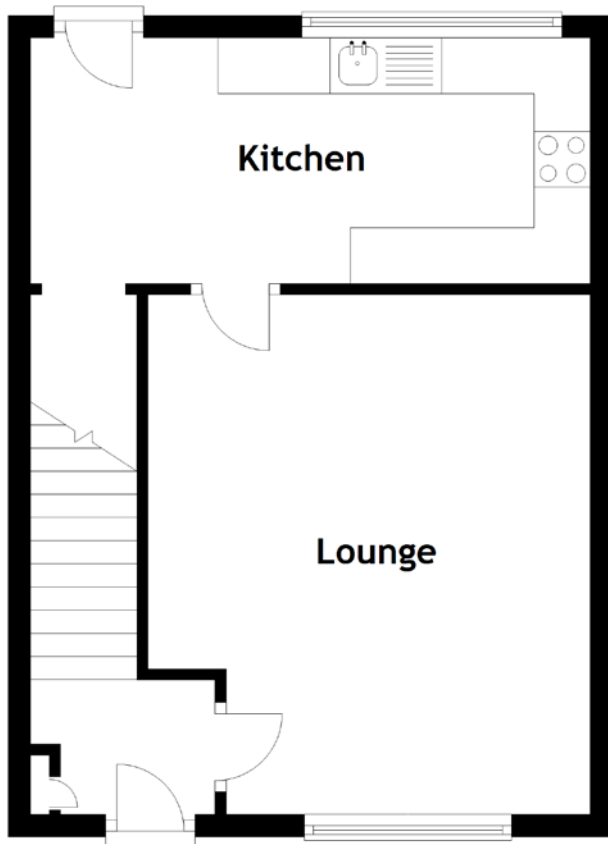
The exterior of the property mirrors the excellent condition of the interior and is complemented by low-maintenance gardens and a shed for those who like to tinker with a hobby. The rear garden is a great spot to enjoy the sunshine with family and friends on sunnier days. The property further benefits from double glazing, and gas central heating. Parking is at the rear aspect car parking area.

It is only after close inspection buyers will fully appreciate this impressive and comfortable home and therefore viewing is highly recommended at the earliest opportunity. Please note this property is subject to a Buyer's Premium paid by the successful purchaser.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



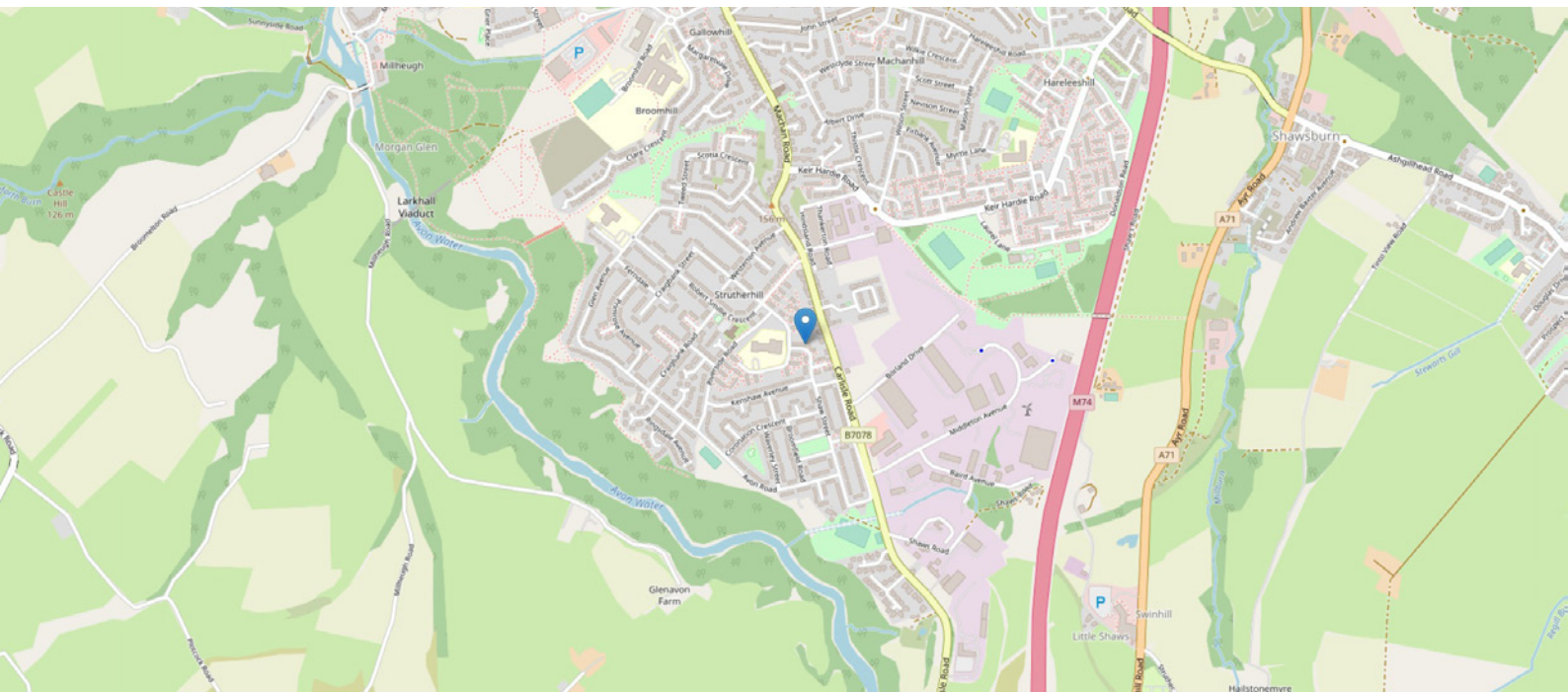
Approximate Dimensions (Taken from the widest point)

Lounge	4.65m (15'3") x 3.95m (13')
Kitchen	5.00m (16'5") x 2.20m (7'3")
Bedroom 1	3.75m (12'4") x 2.90m (9'6")
Bedroom 2	4.05m (13'3") x 3.20m (10'6")
Shower Room	2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m²): 71m²
EPC Rating: C

Buyer's Premium Value: £1440.00

Extras: 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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**Part
Exchange
Available**



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