

59 Clare Crescent

ADDRESS TWO GOES HERE



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



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This property is subject to a Buyers Premium of £3300 payable by the successful bidder. We are delighted to introduce to the market, this stylish and very impressive four/five bed detached family home. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. The property is beautifully nestled in a popular residential area, with neighbours only to one side making it particularly quiet and private. The access to both Primary schools and Larkhall Academy Secondary school is nearby and convenient and the property is offered to the market in great condition with the added benefit of an excellent detached garage.

The accommodation consists of a welcoming hallway, leading through to a modern well-appointed kitchen. This lovely hub of the family home benefits from an excellent range of two-tone fitted units, with a gas hob beautifully set within a breakfast bar, extractor hood, built-in microwave, electric oven, integrated dishwasher, freestanding washing machine and fridge freezer. It's the perfect place for any chef to serve up a marvelous meal. The breakfast bar is the ideal place to eat on busy work or school mornings when time is at a premium.

The dining room offers a perfect space for the family to get together around the table at mealtimes.



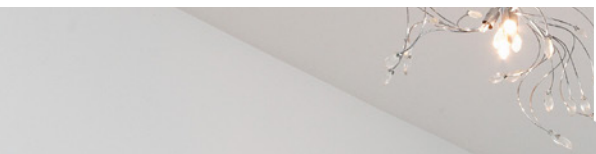


The spacious lounge benefits from a large square bay window which floods the room with natural light while the room dimensions offer great space for the family to relax. The remainder of the ground floor offers a handy WC along with a home office/study or potential 5th bedroom if required.





Upstairs the family bathroom is fresh and bright, with a white suite including a bath with a mains shower. There are four good-sized bedrooms within this lovely home, all have plenty of room for freestanding furniture, three contain built-in mirrored wardrobes. The master bedroom has a beautiful balcony and an ensuite with a large built-in cubicle with an electric shower.





Bedroom 2





Bedroom 3

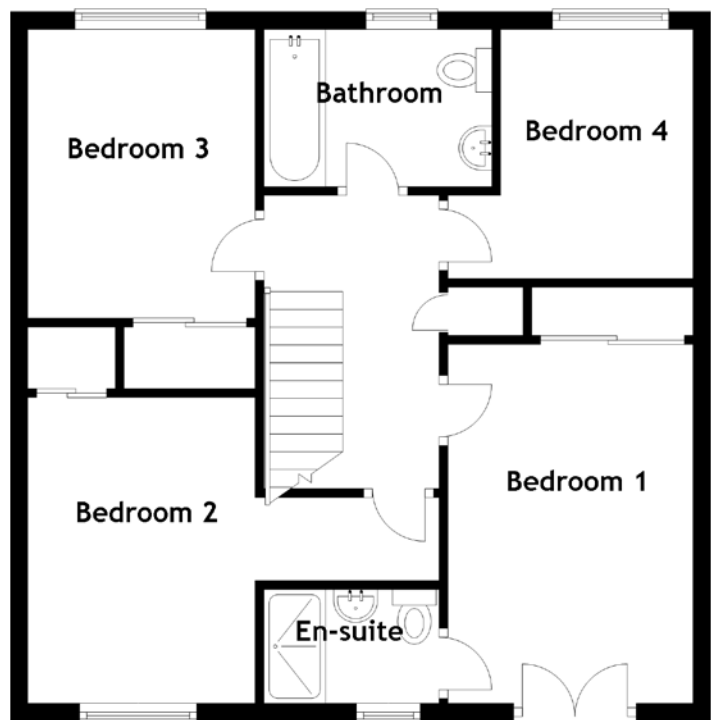
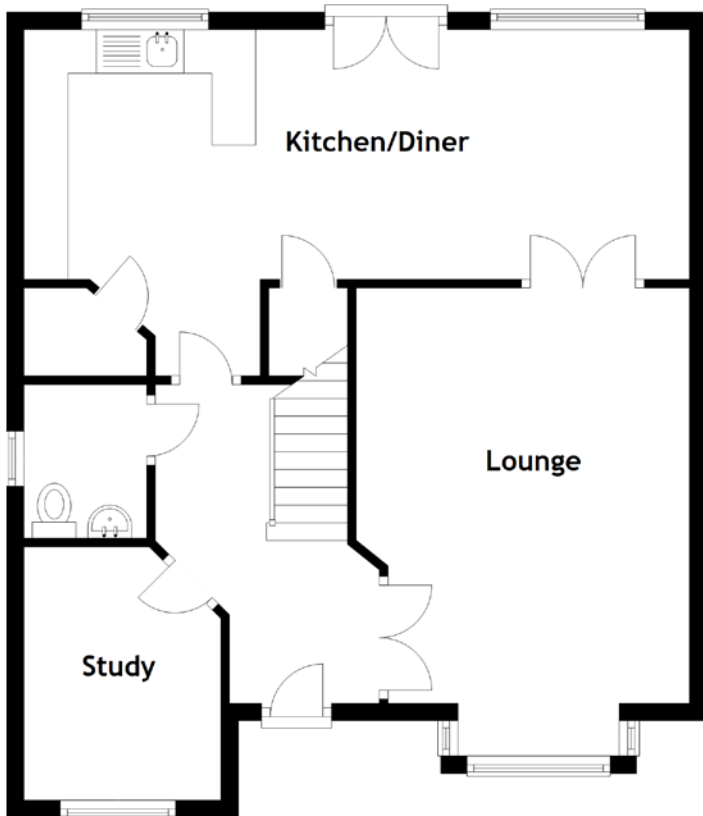




Bedroom 4







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.60m (24'11") x 3.96m (13')
Lounge	4.75m (15'7") x 3.80m (12'6")
Study	2.90m (9'6") x 2.25m (7'4")
Bedroom 1	4.10m (13'5") x 2.80m (9'2")
En-suite	2.00m (6'7") x 1.30m (4'3")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bedroom 3	3.30m (10'10") x 2.60m (8'6")

Bedroom 4	2.85m (9'4") x 2.80m (9'2")
Bathroom	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 121m²

EPC Rating: C

Buyer's Premium Value: £3300

The home is kept warm, comfortable and secure via double glazing and gas central heating. French doors lead out beautifully to the large back garden, which is both pet and child-friendly, with a low-maintenance artificial grass lawn and two large decked areas, it makes a perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front and side aspects, with a two/three car mono-blocked driveway. The garage will be perfect for anyone with a hobby.

Some properties tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone seeking a stunning home, in a great 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.

The property affords easy and convenient access to both primary schools and the secondary school. Excellent bus and rail services provide easy access to surrounding Lanarkshire areas with motorway links providing access in and around the entire Central Belt.

The Location

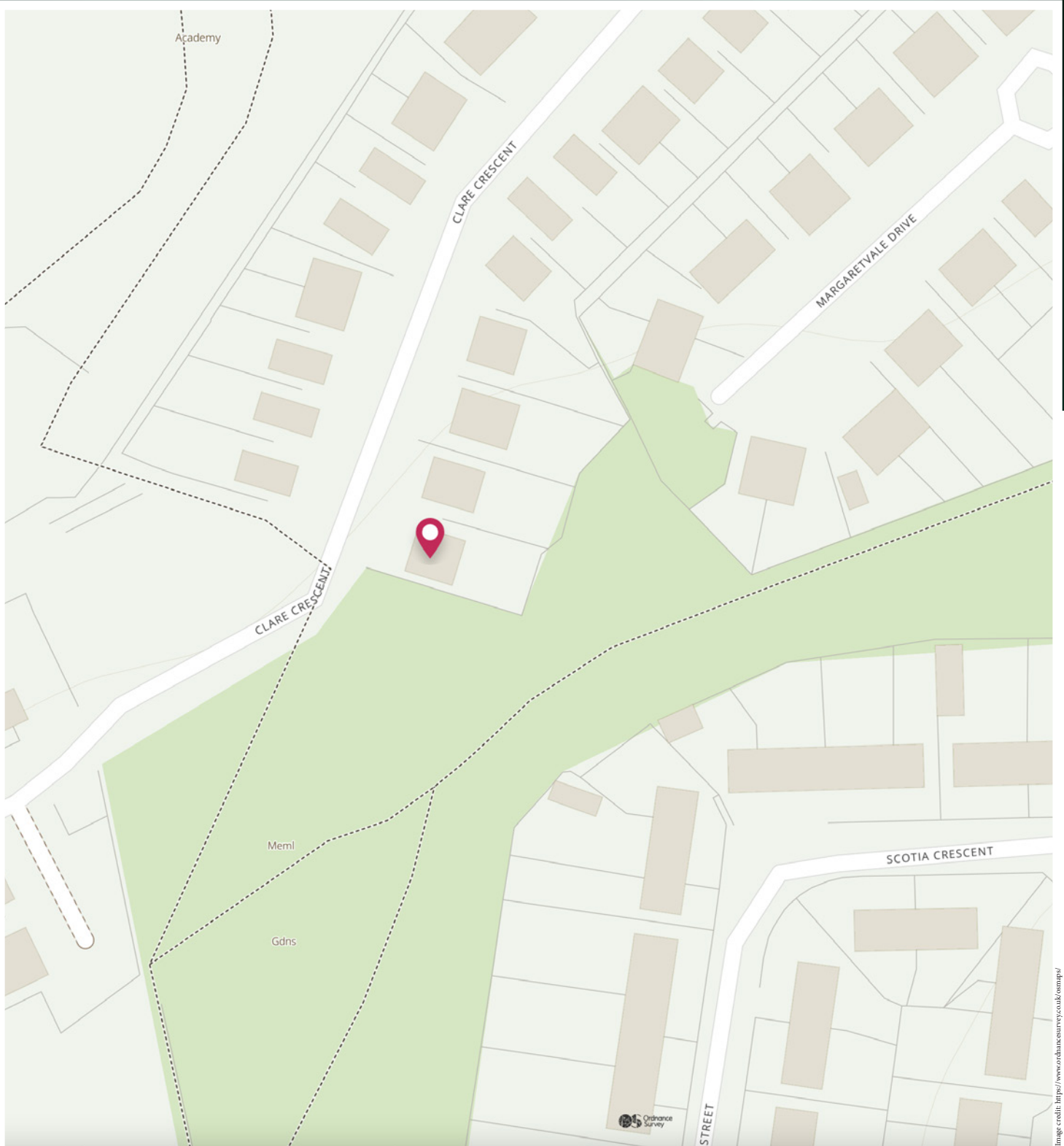


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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