

# 46 Strutherhill

LARKHALL, ML9 1LR



*A stunning detached 3 bed bungalow, immaculate condition. A fantastic home for any family.*



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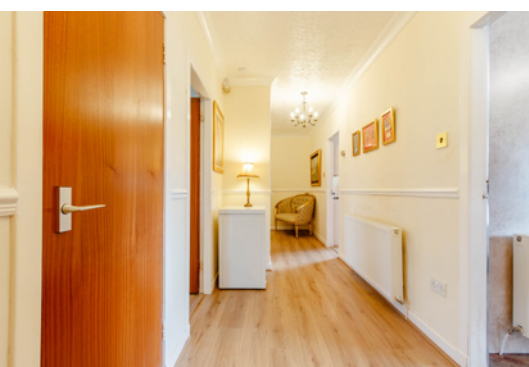


We are delighted to bring to the market this stunning and unique three bed detached bungalow. This extremely spacious home is set beautifully on a generously sized plot with a traditional sandstone wall to the front aspect. Subject to planning approval the huge attic space of the property could potentially be developed into more bedrooms with en-suite's, or even a fantastic games room and home office space.

The truth is, the design, versatility, and accommodation offer a very high-quality home that would suit the needs of any family.

Given the generous, open free-flowing layout and the stunning interior finish, this property ticks all the boxes for anyone looking for a truly unique and contemporary home. The property is presented in not only immaculate decorative order throughout but having gone through a careful series of upgrades, it now offers so much in the way of a relaxing family home with everything you could ever wish for.

# THE ENTRANCE



The accommodation comprises, an immediately impressive entrance hallway with storm doors to the front aspect. The entrance hallway makes a real statement and gives just a hint at the quality and comfort that awaits prospective purchasers. As you enter, you'll be eager to learn more about the delights this unique home has in store.

The spacious lounge is very relaxing, flooded with natural light entering in abundance from the large window. The focal point of the room is the beautiful fireplace which contains a log burner. The size of the room offers an exceptional choice of furniture layouts.

# THE LOUNGE



The lounge leads through to the formal dining room which is perfect for entertaining friends and family on more formal dining occasions.



# THE KITCHEN/DINER



The stylish and ultra-clean kitchen area is finished in a beautiful range of cream unit doors under immaculate worktops, all fitted out to perfection.

Kitchen appliances include a fantastic Belling Range Cooker, with two electric ovens, there's also ample space for a freestanding dishwasher, drinks chillers and chest freezers if required. It's clear to any viewer this zone of the home has been designed for both style and functionality, and the spacious layout ensures the chef will never be far away from the party. The utility area caters nicely for the washing machine and fridge freezer.





# THE CONSERVATORY



The large conservatory offers a great space to relax and enjoy the warmth of the sunshine without enduring the vagaries of the Scottish climate.



There are three good sized bedrooms in this property, all have ample space for free-standing furniture.  
Bedroom three could easily double as a home office/study if required.

The design of the generous master bedroom ensures it captures the natural light to greet you every morning, it also benefits from built-in sliding wardrobes and an en-suite with a standalone electric shower to soak away the aches and pains of the day.

# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE BATHROOM



Convenience, style and quality abound throughout this home and the property offers a large family bathroom with a roll-top bath, standalone shower enclosure with an electric shower and easy-clean wet-wall panels.

The home is kept warm, comfortable and secure via double glazing and gas central heating.



The sun patio area makes for the perfect place to relax with a glass of wine at the end of a hard day, or just to grab a coffee and a breath of the fresh air before you head out for the day.

The property further benefits from a large shed for tool storage, a fantastic new log cabin 'Man-Cave' and a greenhouse. The very generous gardens are well kept and easy maintenance. The large driveways offer exceptional parking spaces for many vehicles.

# THE GARDEN





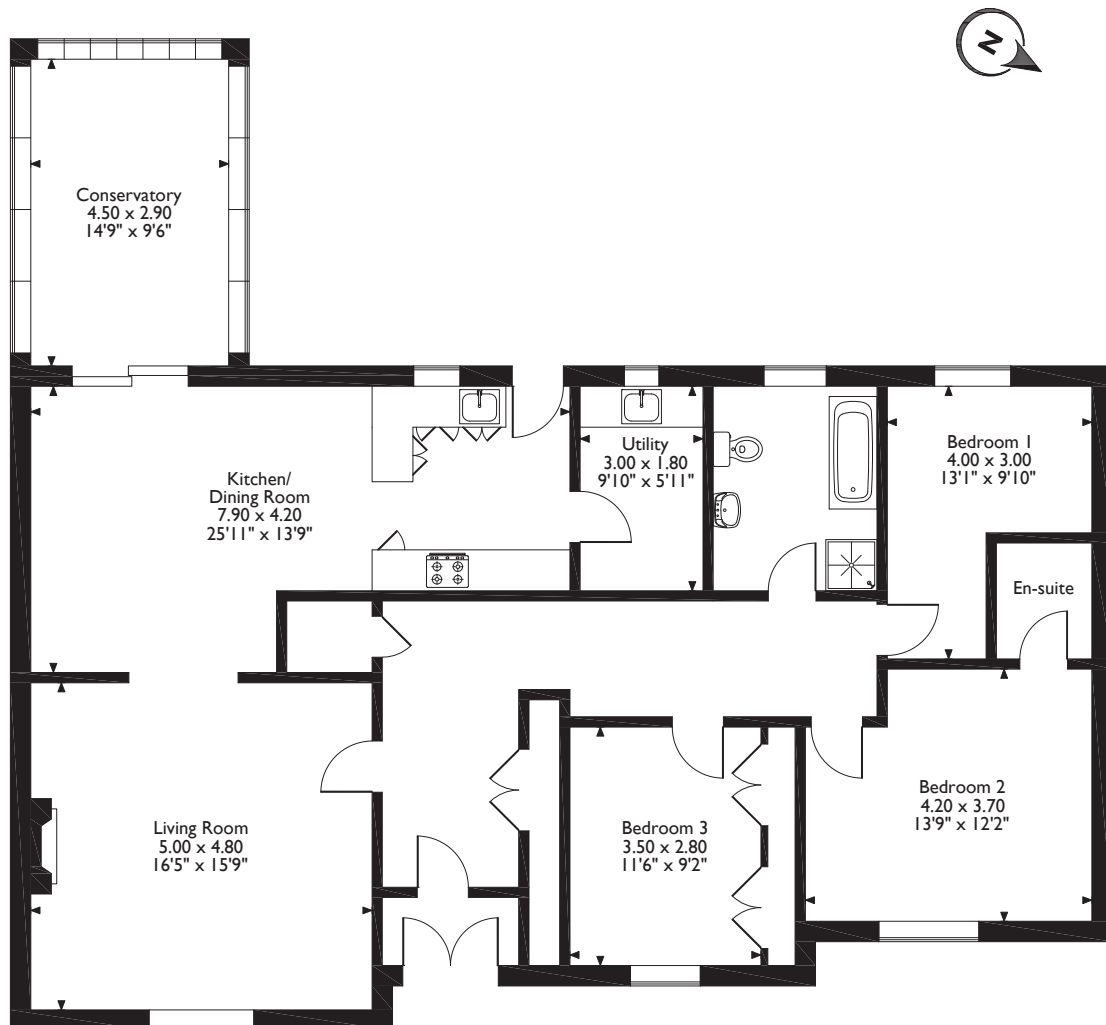


As mentioned earlier, subject to planning approval the attic space of the property may be suitable for conversion to more accommodation space if required.

This unique property offers so much value for today's lifestyle and needs, It's sure to be a popular listing. Early viewing is a must.



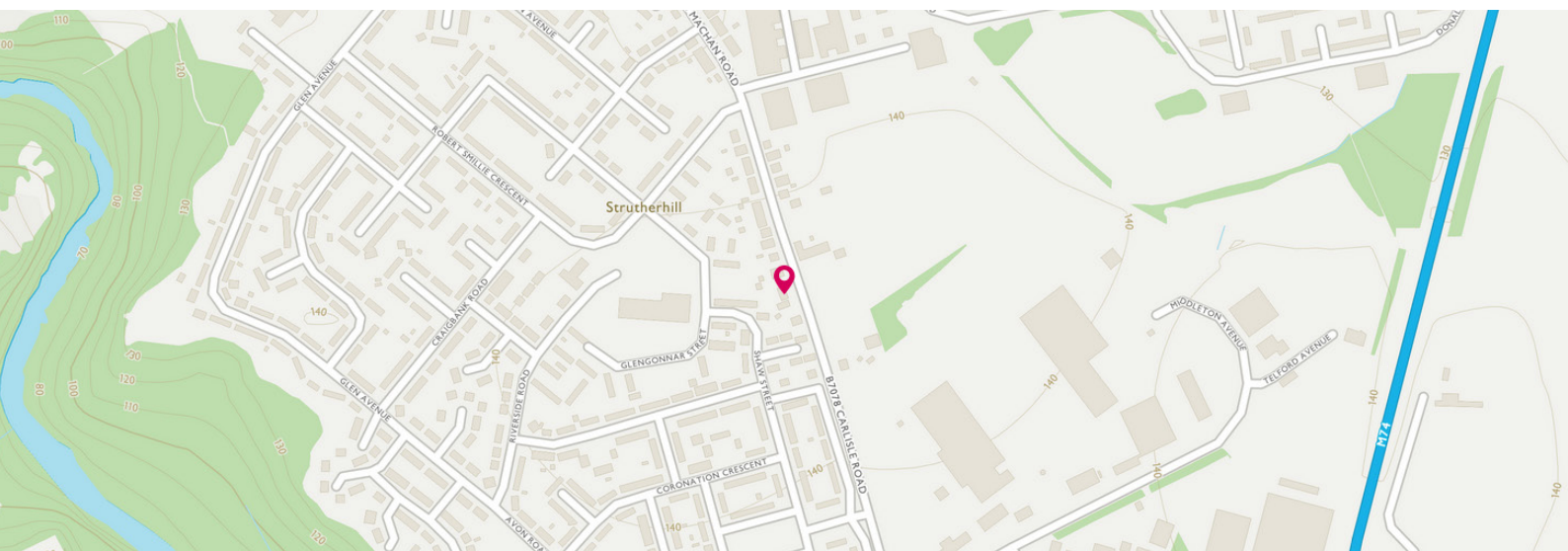
# FLOOR PLAN, DIMENSIONS & MAP



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Gross internal floor area (m<sup>2</sup>): 150m<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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