



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



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Excellent three-bed end-terrace, beautifully set in cul-de-sac location, walk-in condition, extensive landscaped gardens



McEwan Fraser Legal are delighted to offer to the market this excellent three-bed End-terrace villa, 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 offer a plethora of furniture layout options. The media wall is a striking contemporary feature and benefits from a stunning inset fire.

THE KITCHEN



The 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, hob and fridge freezer with ample space for a freestanding washing machine.

The dining room is a great size and offers additional room for a home workspace. On more formal occasions it offers excellent entertaining space for dining with friends and family. There exists the opportunity (subject to planning and building control approval) to remove the wall and open out the space into a large kitchen diner flooded with light. The handy downstairs WC is a welcome addition to any busy family home.

THE DINING ROOM





The upper level of the property hosts three tastefully decorated bedrooms, two doubles and one single, all with ample space for freestanding furniture and a bright and welcoming atmosphere. For added convenience, the property benefits from a fantastic floored and lined attic area with the potential for so many storage options. The beautiful family bathroom consists of a white suite with an electric shower over the Jacuzzi bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE ATTIC



a fantastic floored and lined attic area with the potential for so many storage options



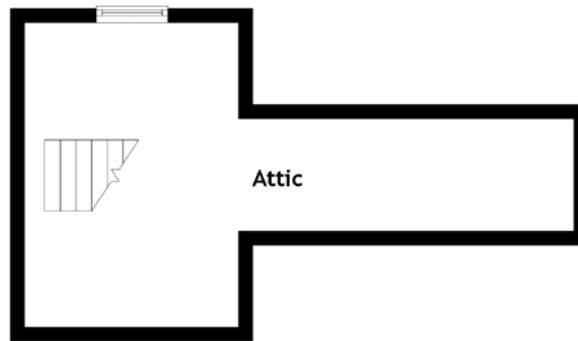
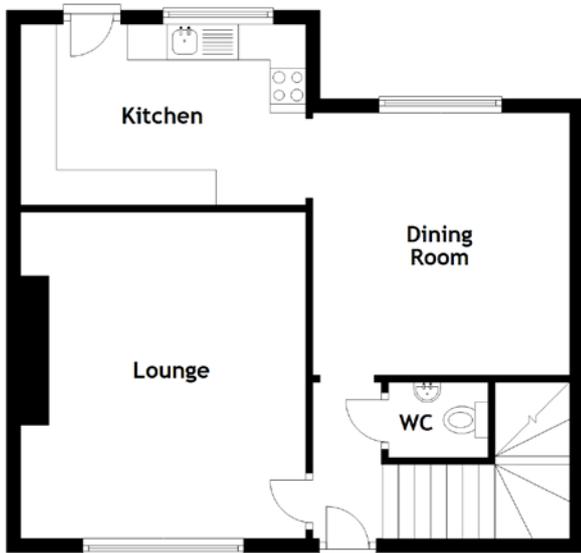
The exterior of the property mirrors the excellent condition of the interior and is complemented by low-maintenance gardens, a deck, and a large shed for those who like to tinker with a hobby. The rear garden is a fantastic spot to spend a summer's evening and entertain family and friends on sunnier days. The property further benefits from double glazing, gas central heating and off-street parking in the form of a large driveway and side garden space. The side garden area holds the potential (subject to planning and building control approval) to extend the property and effectively add a large amount of space over two floors.

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.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

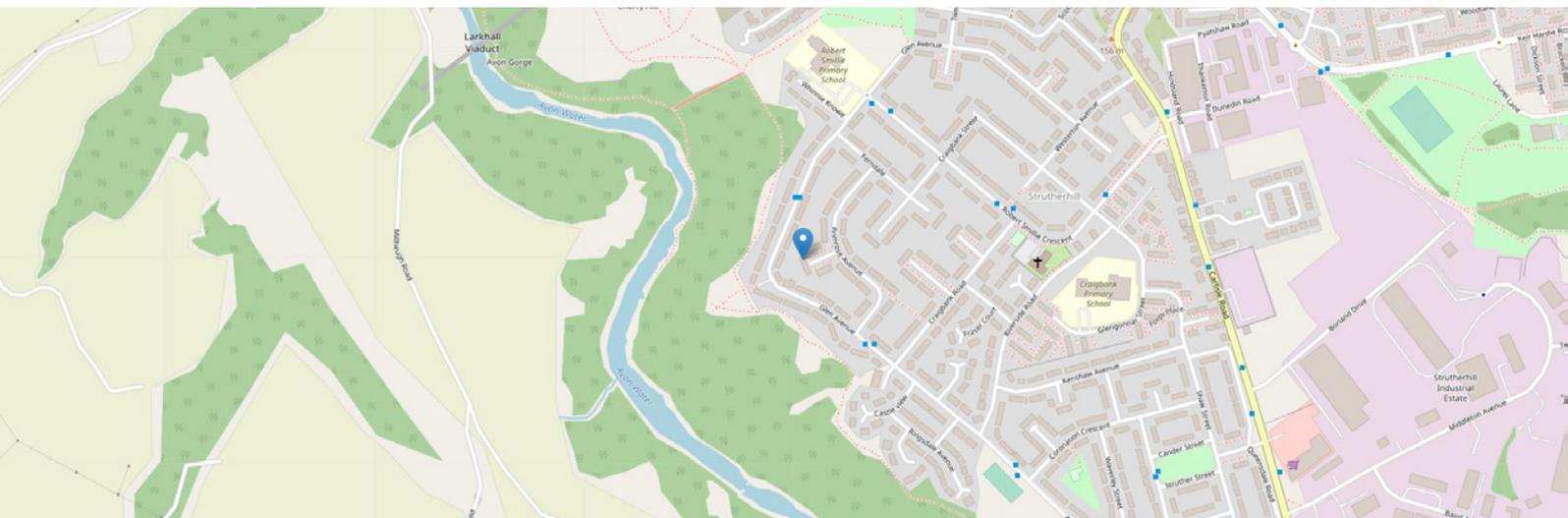
Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 2.55m (8'4")
Dining Room	3.70m (12'2") x 3.60m (11'10")
WC	1.40m (4'7") x 1.05m (3'5")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	4.45m (14'7") x 3.00m (9'10")
Bedroom 2	3.45m (11'4") x 2.70m (8'10")

Bedroom 3	3.75m (12'4") x 2.50m (8'2")
Attic	7.70m (25'3") x 4.30m (14'1")

Gross internal floor area (m²): 104m²
EPC Rating: D

Extras: The media wall and TV are included in the sale.

Buyer's Premium Value: £1700.00



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**



Text and description
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 Designer

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