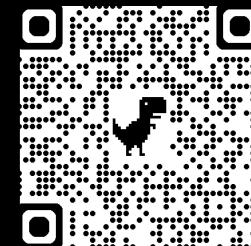


FOR SALE

OFFERS OVER  
£138,000



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## Larkhall

Muir Street  
ML9 2BQ

## 2 BEDROOM COTTAGE

Full Renovation Required | Lounge | Conservatory | Two Double Bedrooms | Wet Room | DG  
/ GCH | Gardens | Driveway & Garage | EPC - D



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)









## Muir Street, Larkhall, ML9 2BQ

Centrally located, this traditional detached cottage is situated on a large plot and offers excellent accommodation comprising: Entrance Hallway, Living Room, Two Double Bedrooms, Kitchen, Wet Room, Conservatory, Driveway, Garage, Gas Central Heating, Double Glazing, Gardens to Front & Rear. EPC-D.

Entered from the front of the property into the entrance hallway which provides access to both bedrooms, wet room, living room and hatch to the loft area.

The living room is a spacious room with window to the front overlooking the garden area. A doorway from the living room leads through into the kitchen which has a good range of base and wall mounted units with contrasting worktop over. Stainless steel sink and drainer with mixer tap is set below the side facing window. Built-in oven and hob with cooker hood over. The kitchen gives access to the rear conservatory which in turn leads out to the large rear garden area. The boiler for the central heating system is located in the conservatory.



Bedroom one is a good sized front facing double room with large built in wardrobes with sliding doors. Bedroom two another good sized room, this time to the rear of the property and benefits from a large built in wardrobe. A second door from this bedroom gives access to the wet room.

The bathroom is currently laid out as a wet room, comprising of a walk-in shower cubicle, WC and wash hand basin. Natural light is provided by a rear facing obscure glazed window.

The front garden is mainly laid to artificial turf with mono block paving which continues to the driveway at the side of the property. The rear garden has a large parking/patio area with mature shrubs and trees surrounding the lawn area. The single garage and additional storage shed are situated to the rear of the house. A further path provides access round the other side of the property.

Entrance Hallway 5.64m x 1.79m

Living Room 6.01m x 4.59m

Kitchen 2.98m x 3.07m

Conservatory 3.32m x 3.14m

Bedroom One 4.25m x 3.84m

Bedroom Two 4.56m x 2.86m

Wet Room 2.85m x 2.67m





 **Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.