



Lanark Road,  
Garron Bridge by Larkhall, ML9 2UB

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Larkhall  
ML9 2UB

Detached

3 Bedrooms  
2 Receptions  
1 Bathrooms



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## KEY FEATURES

- Individually built home in idyllic and desirable location
- Sizeable plot circa 0.49 acres
- Front facing lounge, with open plan dining room
- Good sized kitchen
- 2 double bedrooms on the first floor and a 3rd bedroom on the ground floor which could alternatively be 2nd lounge or games room
- 4 piece bathroom
- Rear gardens overlook the River Clyde with stunning views
- Peaceful countryside setting yet close to amenities at nearby towns Wishaw, Larkhall, Lanark, Hamilton and Motherwell
- Just a few minutes drive to M74 motorway
- COUNCIL TAX BAND : F - EPC RATING : D

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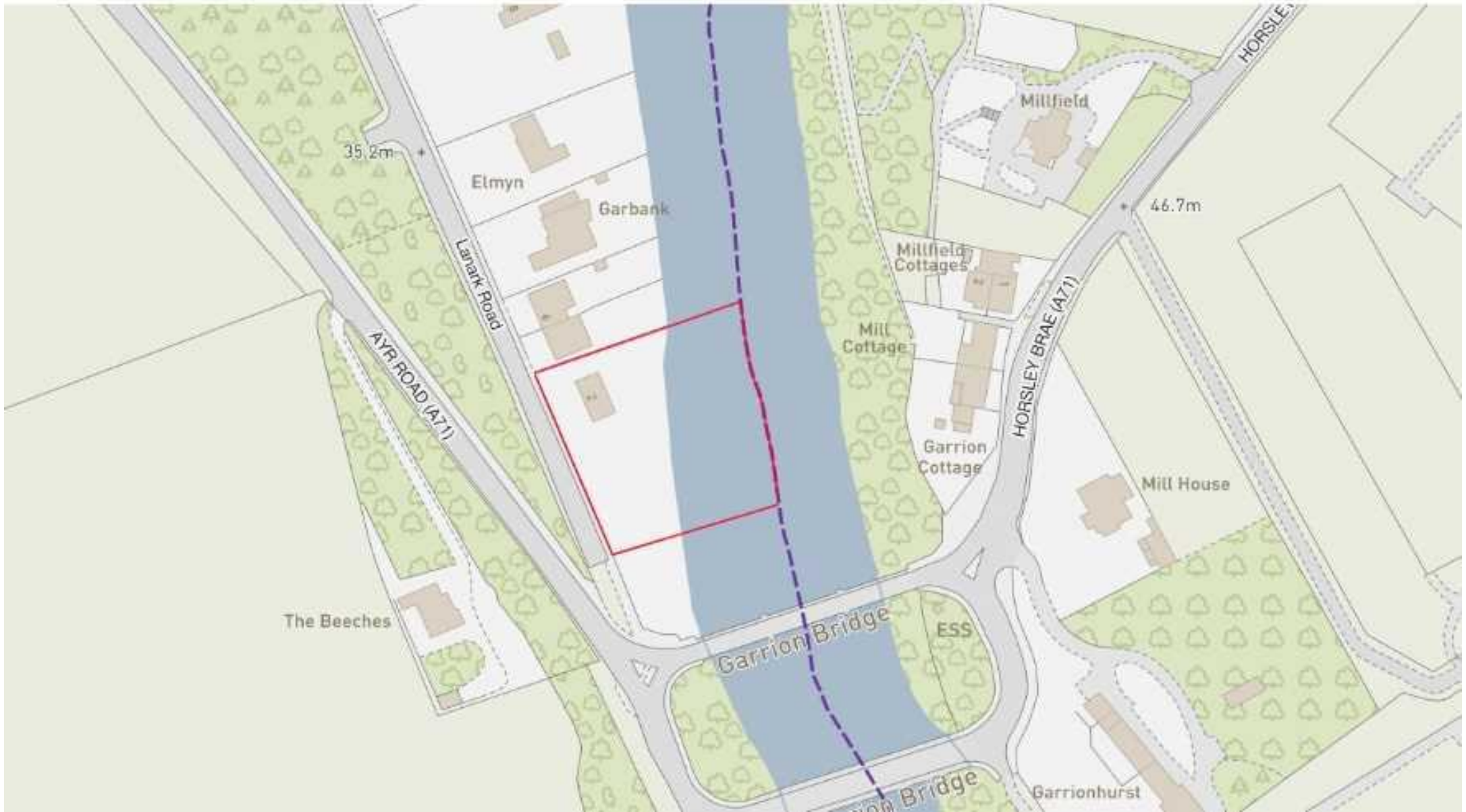














## Lanark Road, Garron Bridge, Larkhall, ML9 2UB

Move On are delighted to present to the market this charming and unique detached villa - Lanark Road.

This individually built home is located in a highly desirable, peaceful and idyllic setting on the banks of the river Clyde. The accommodation features : A spacious, front facing lounge with feature fireplace and open plan dining area; kitchen; 4 piece bathroom; 2 good sized double bedrooms on the first floor, and a 3rd bedroom on the ground floor which could alternatively be used as a 2nd lounge. This is a great opportunity to put your own stamp on a property with huge potential to be your dream family home.

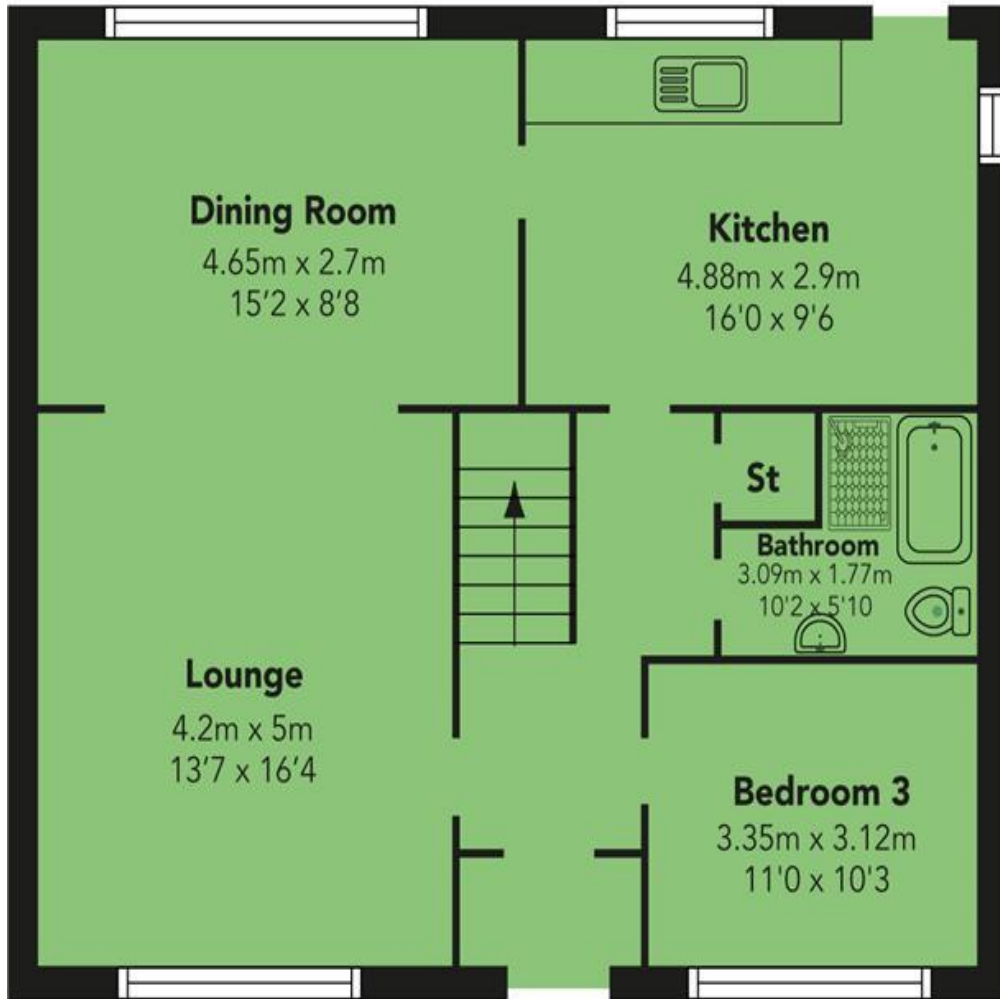
Externally, the property sits on a sizeable plot, circa. 0.49 acres, and also includes riparian rights to the adjacent River Clyde including fishing therein; with mature gardens all round; a large lawn area to the side which could lend itself to further development subject to any planning consents; and no doubt the most amazing feature of this property is the stunning location and backdrop with tranquil, panoramic views across the River Clyde. There is a dual entry, multi car driveway which leads to a single garage with workshop; and a vehicle repair pit to the rear.

Lanark Road is located close to the Garron Bridge in the Clyde Valley, close to nearby towns Wishaw, Larkhall, Hamilton, Motherwell and Lanark; and offers the perfect blend of semi-rural living with countryside views, yet close to local amenities and transport links. The M74 is just a few minutes drive.

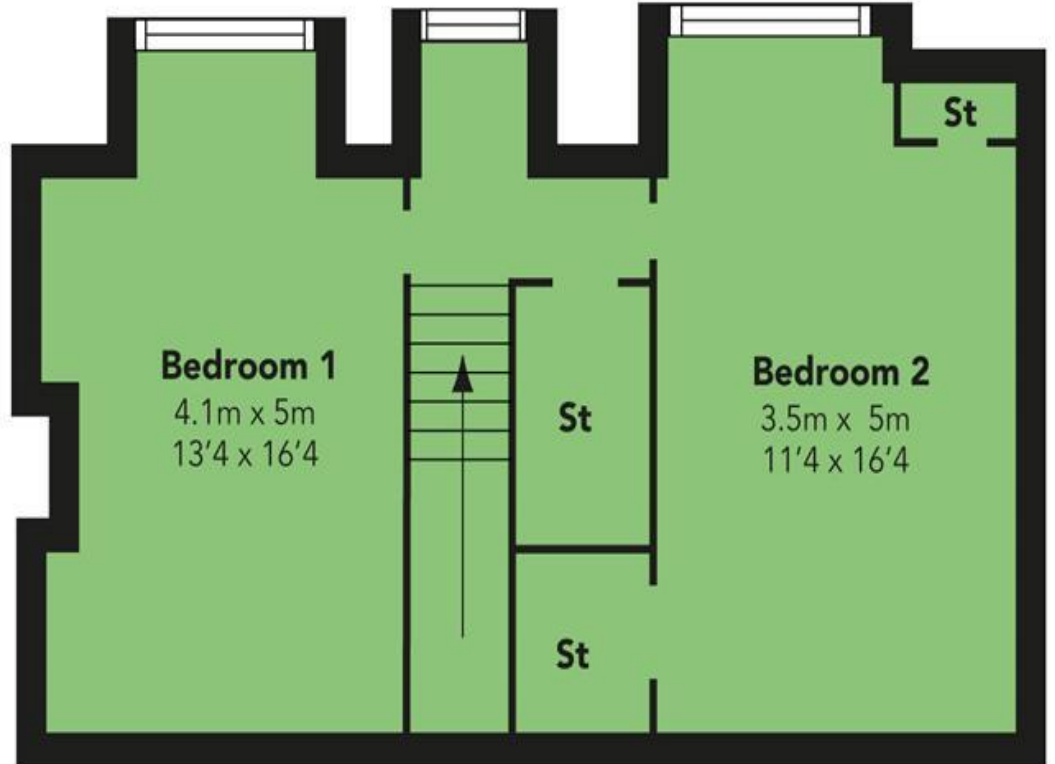
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GROUND FLOOR



FIRST FLOOR

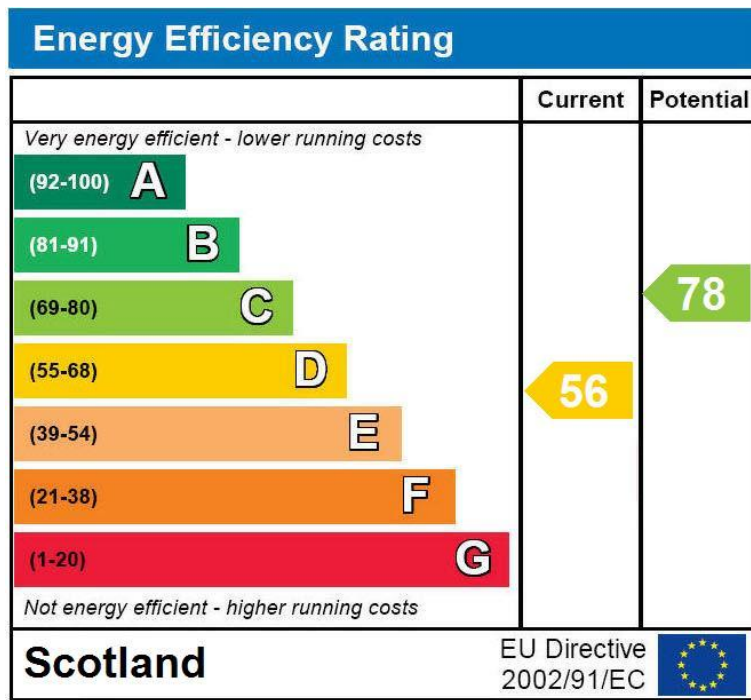


Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.



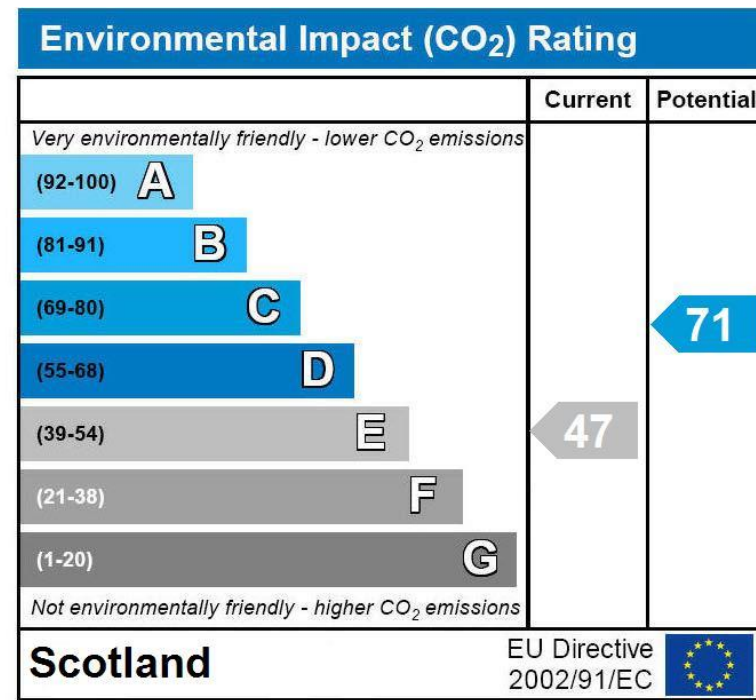


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (56)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band E (47)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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