



Hill Street
Larkhall, ML9 2HA

move n

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Terraced

**3 Bedrooms
1 Reception
2 Bathrooms**



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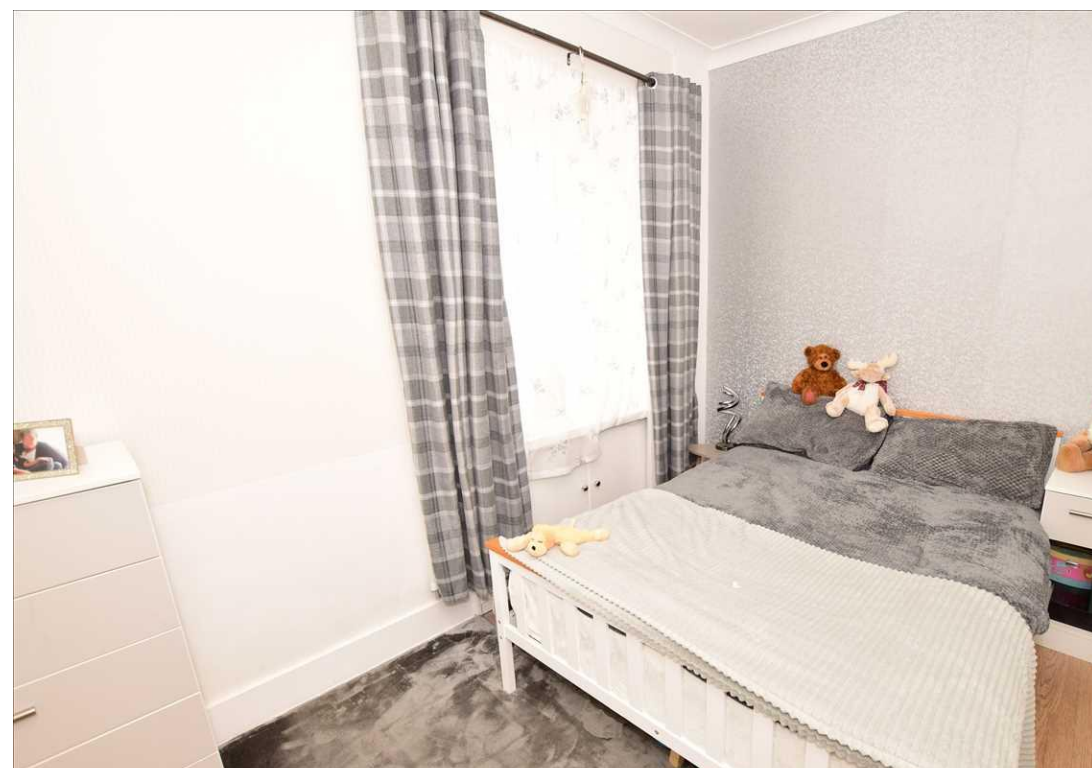
KEY FEATURES

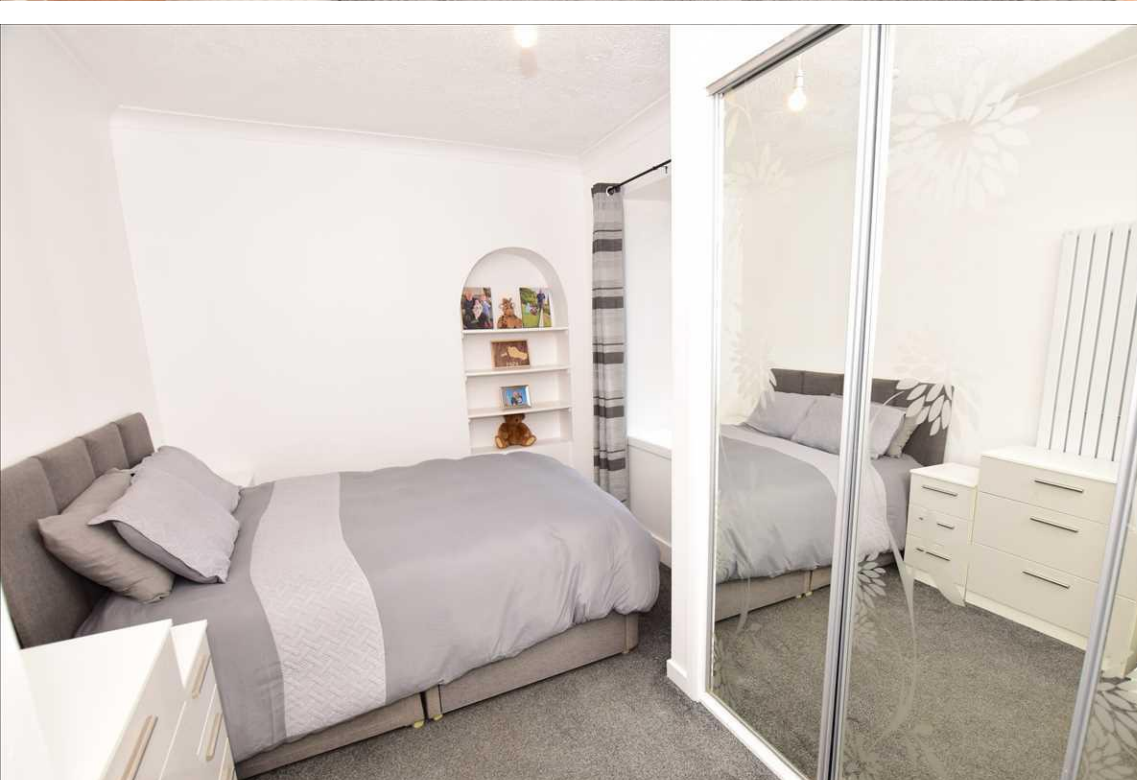
- Tradition mid-terraced cottage
- Larger style, with extension to rear
- Good sized lounge with neutral decor and feature wall
- Spacious kitchen with white wall and floor units and separate utility room
- Recently refitted 4 piece bathroom suite + additional WC
- 3 double bedrooms, including an impressive master suite
- Large Garden with decked patio, lawn and clothes drying area
- Close to Larkhall centre, shops, cafes bars and supermarkets
- Handy for transport links - easy access to the M74 motorway and close to Larkhall Central and Merryton train stations
- COUNCIL TAX BAND: C - EPC RATING: C

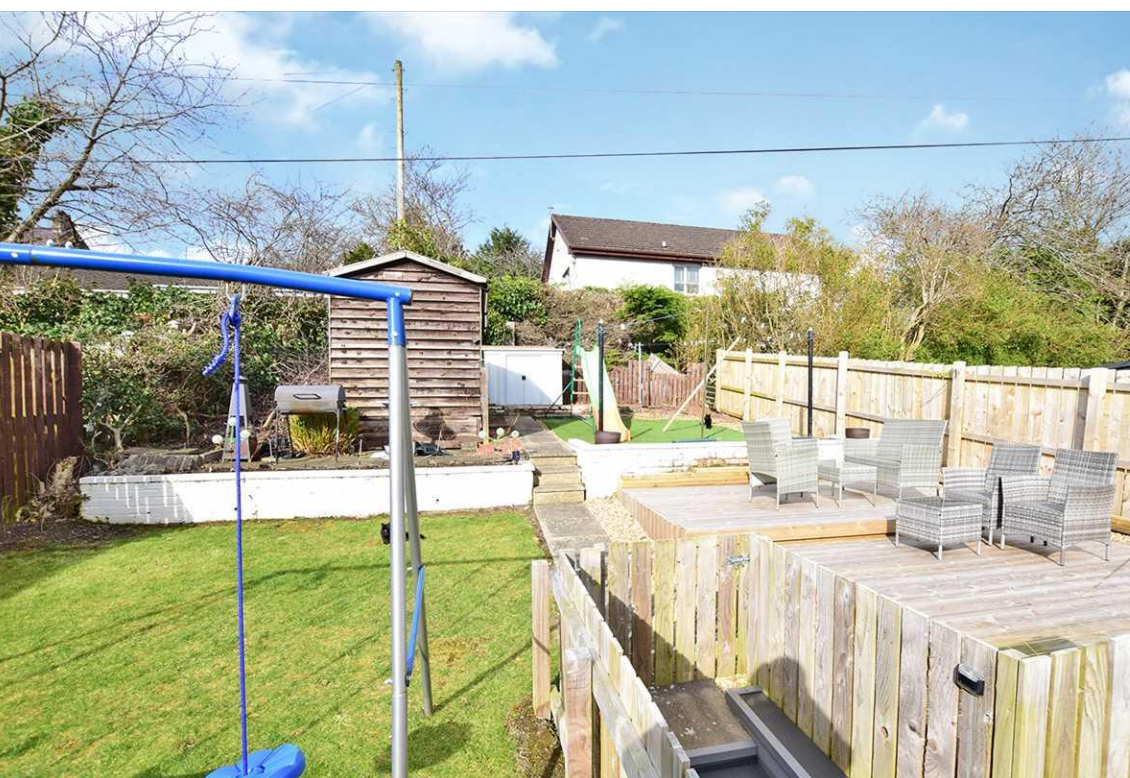
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Hill Street, Larkhall, ML9 2HA

Move On are delighted to present to the market this traditional 3 bedroom mid-terraced cottage in Larkhall – Hill Street.

This lovely home is in excellent condition throughout and the accommodation features: A great sized lounge with fresh neutral décor and feature wall; spacious kitchen with a range of white wall and floor units, tiled splashback and vinyl flooring; gorgeous, recently fitted 4-piece bathroom suite; 3 double bedrooms (which includes an impressive and sizeable master); utility room; and additional WC. There is gas central heating and double glazing.

Externally there is a large garden to the rear which has been cleverly sectioned to include 2 large lawn areas, clothes drying section and a decked patio – perfect for sitting out enjoying the sunshine. To the front of the property is ample parking for residents and guests.

Hill Street is located in the Machanhill area of Larkhall, within walking distance of all the amenities Larkhall has to offer, including shops, supermarkets, bars, cafes and restaurants. For those commuting, there is easy access to the M74 motorway and both Merryton and Larkhall Central train stations are nearby.



ROOM MEASUREMENTS

Lounge: 3.80m (12' 6") x 3.60m (11' 10")

Kitchen: 3.90m (12' 10") x 3.60m (11' 10")

WC: 2.00m (6' 7") x 0.90m (2' 11")

Bedroom 1: 5.25m (17' 3") x 3.60m (11' 10")

Bedroom 2: 4.40m (14' 5") x 2.35m (7' 9")

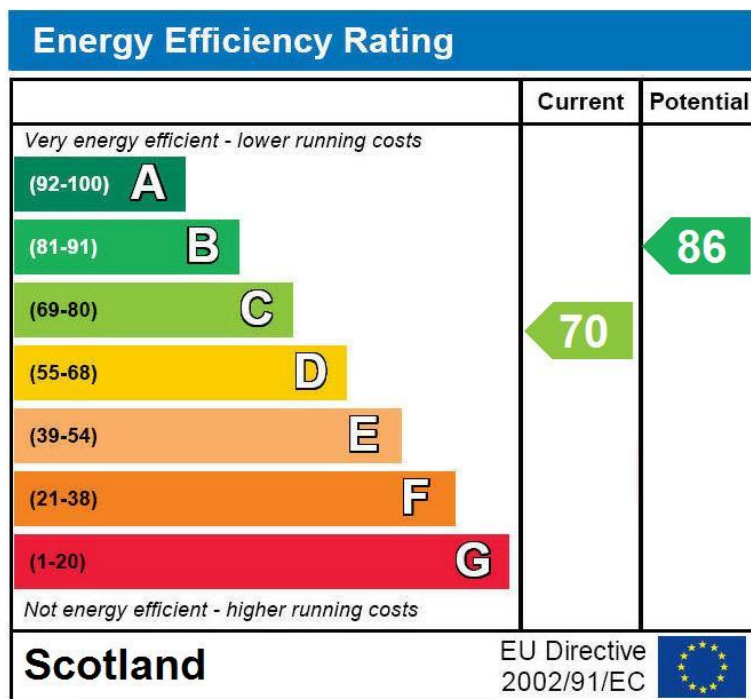
Bedroom 3: 4.40m (14' 5") x 2.90m (9' 6")

Bathroom: 2.30m (7' 7") x 2.10m (6' 11")



Floorplans are indicative only - not to scale

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.

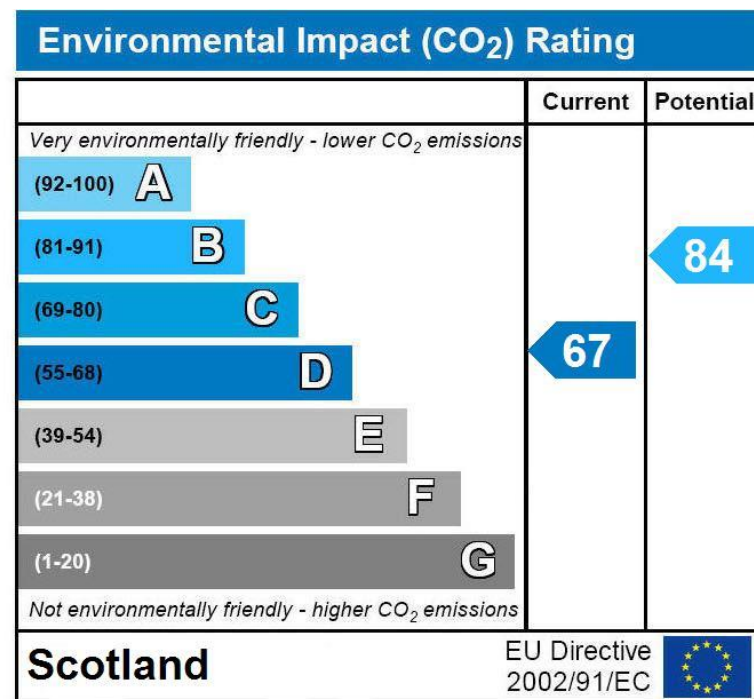


Energy Efficiency Rating

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 C (70)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (67)**. 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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