



St Andrews Path

Larkhall, ML9 2SL

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St Andrews Path
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Terraced

**2 Bedrooms
2 Receptions
1 Bathroom**



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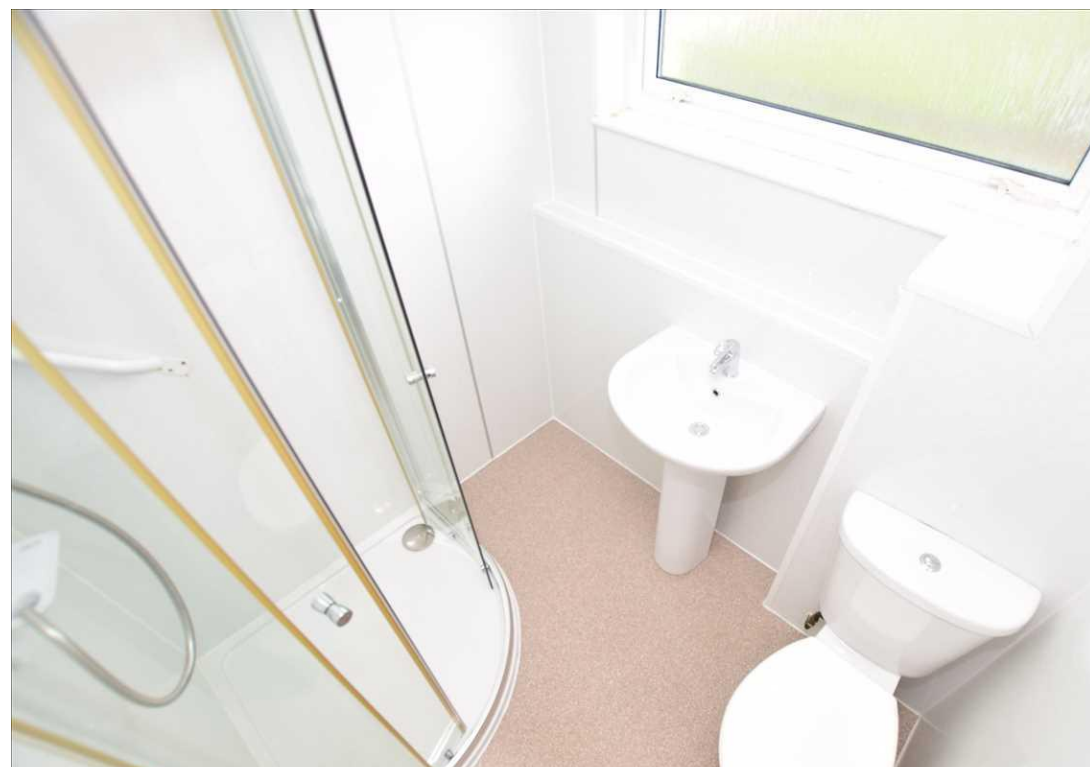
KEY FEATURES

- Mid terraced home in popular location
- Bright, front facing lounge
- Dining kitchen
- Conservatory
- 2 double bedrooms with fitted storage in bedroom 1
- Shower room finished with grey wet wall panelling
- Enclosed gardens to front and rear
- Residents parking area
- Close to Larkhall town centre, shops, bars and supermarkets. Just a few moments drive from the M74
- COUNCIL TAX: A - EPC RATING: C



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Move On are delighted to present to the market this 2 bedroom mid-terraced villa in Larkhall - St Andrews Path.

This lovely home would make an ideal first time buy, buy to let or suit those wishing to downsize from a larger property. The accommodation includes: A welcoming entrance hallway; front facing lounge; good sized dining kitchen; conservatory; 2 double bedrooms with the main one benefiting from fitted storage; and a shower room. There is gas central heating and double glazing.

Externally there is an enclosed gardens to front and rear: the front is laid to lawn, and the rear is fully paved. There is car parking for residents and guests.

St Andrews Path is located just outside Larkhall town centre which has a great selection of local retailers, supermarkets, cafes, restaurants and bars. There are train stations at both Caledonian Road (central) and Fyne Crescent (Merryton) connecting Glasgow City centre. For those commuting by car, the M74 motorway is just a few moments drive. Nearby towns include Hamilton, Motherwell, Wishaw, Carluke and Lanark which all have further retail and leisure facilities.



ROOM MEASUREMENTS

Lounge: 4.50m (14' 9") x 3.28m (10' 9")

Kitchen / Dining: 5.20m (17' 1") x 2.50m (8' 2")

Conservatory: 2.50m (8' 2") x 2.20m (7' 3")

Bedroom 1: 4.20m (13' 9") x 3.16m (10' 4")

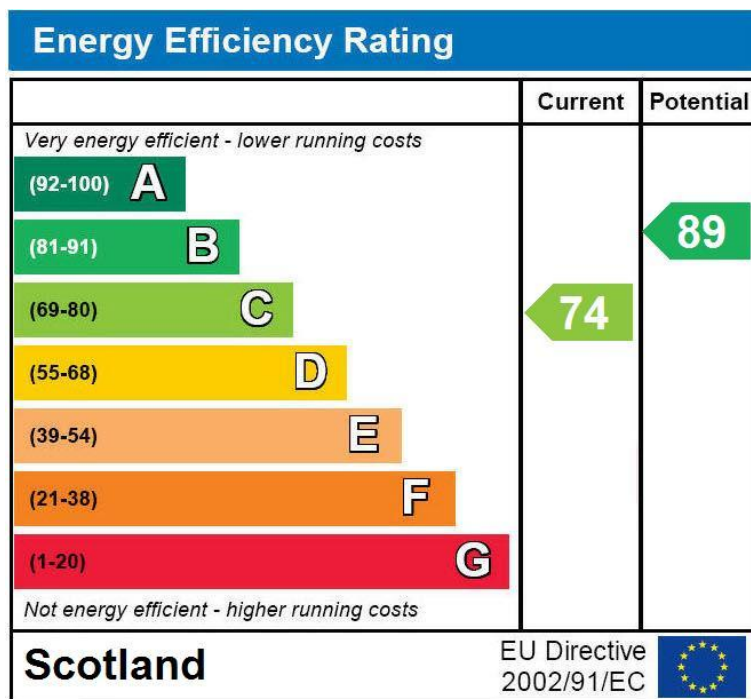
Bedroom 2: 3.52m (11' 7") x 3.28m (10' 9")

Shower Room: 1.80m (5' 11") x 1.70m (5' 7")



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.

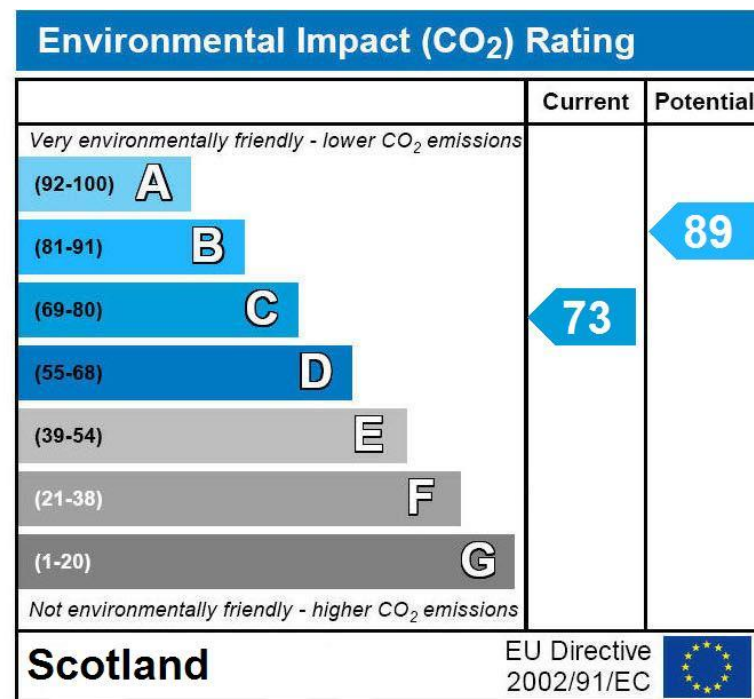


Energy Efficiency Rating

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 (74)**. 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 C (73)**. 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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