



**Carlisle Court**  
Larkhall, ML9 2FD

**move**  **on**



Carlisle Court  
Larkhall  
ML9 2FD

Detached

6 Bedrooms  
3 Receptions  
5 Bathrooms



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## KEY FEATURES

- Larger style luxury detached villa finished to an excellent standard throughout
- Flexible and spacious living accommodation over 3 floors
- Grand lounge with feature wall decor and bay window
- Stunning black high gloss kitchen with breakfasting area and separate utility room
- Separate dining room, which leads to a fantastic sun room
- 6 bedrooms offering versatility on use - 1 on the ground floor, 3 on the first floor, 2 on the second floor
- Main bathroom suite + downstairs toilet + 3 ensuite shower rooms
- Fully enclosed, low maintenance, South facing rear garden. Driveway to front and side. Front garden laid to lawn
- Sought after, quiet cul-de-sac location, close to local amenities and with easy access to the M74 motorway
- COUNCIL TAX BAND: G   EPC RATING: B

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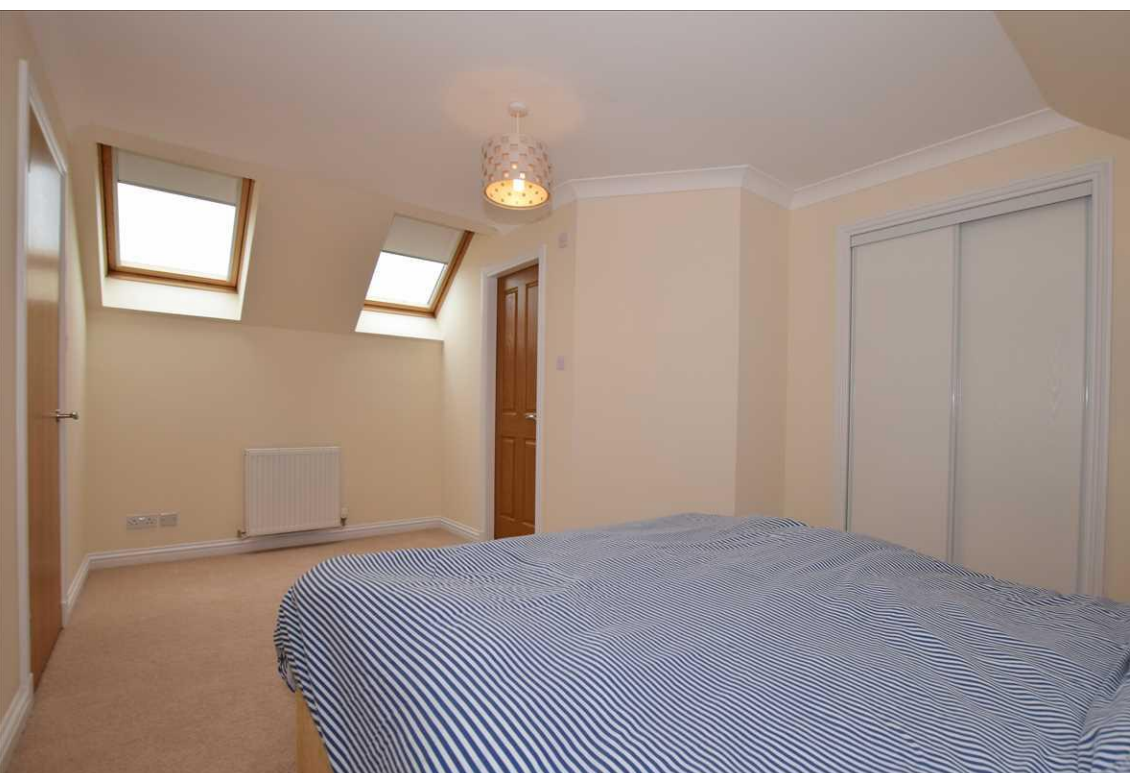


























## Carlisle Court, Larkhall, ML9 2FD

Move On are delighted to present to the market this stunning, larger style detached luxury villa in Larkhall – Carlisle Court. This individually built family home has spacious and flexible living accommodation over 3 levels and is finished to a high standard throughout.

On arrival at the property, there is a welcoming entrance hallway, and to the left is the main lounge which has oak flooring and skirtings, feature wall décor and fireplace, bay window and a set of double glass doors lead to the separate dining room, and then to a fantastic sunroom. The impressive kitchen is fitted with black high gloss wall and floor units, oak worktops, tiled splashback, breakfast bar area, further space for dining, and gives access to the utility room. There is a bedroom on the ground floor which is currently used as a home office, but could alternatively be a 2nd lounge, kids playroom or cinema; and a downstairs WC. On the first floor, there is a substantial main bedroom suite with 3 sets of fitted wardrobes and an ensuite shower room. Bedrooms 2 and 3 are also on this floor, both have fitted wardrobes and one has an ensuite shower room. Heading up to the third floor, there are 2 more bedrooms – one is currently used as a games/pool room, and the other is the guest bedroom suite, again with an ensuite shower room and fitted wardrobes. As you would expect, there is gas central heating and double glazing.

Externally, there is a lawn to the front of the property, and a monoblock driveway to the front/ side, which extends beyond the double gates into the fully enclosed, South-facing rear garden, which is low maintenance block paving all round, and has a timber garage.

Carlisle Court is a highly sought after, quiet cul-de-sac location with a small selection of privately built homes in Larkhall, close to the Main St ((Union St) which has a great selection of shops, individual retailers, grocers and supermarkets for day to day shopping; as well as Merryton & Larkhall train stations which have frequent services into Glasgow. For those travelling by car, the M74 motorway is just a few moments drive. There is a larger selection of retail and leisure facilities at nearby Hamilton which is around 5-10 minutes by car.





## ROOM MEASUREMENTS

### Lounge:

7.11m (23'4") x 4.09m (13'5")

### Dining Room:

4.09m (13'5") x 3.99m (13'1")

### Kitchen / Dining:

5.31m (17'5") x 3.99m (13'1")

### Utility Room:

2.06m (6'9") x 1.93m (6'4")

### Sunroom:

4.50m (14'9") x 3.38m (11'1")

### Downstairs WC:

2.06m (6'9") x 1.09m (3'7")

### Bedroom 1:

5.92m (19'5") x 3.99m (13'1")

### Ensuite 1:

3.10m (10'2") x 2.13m (7'0")

### Bedroom 2:

3.28m (10'9") x 3.10m (10'2")

### Bedroom 3:

4.19m (13'9") x 4.09m (13'5")

### Ensuite 2:

2.36m (7'9") x 2.13m (7'0")

### Bedroom 4:

3.25m (10'8") x 3.07m (10'1")

### Bedroom 5:

5.00m (16'5") x 3.35m (11'0")

### Ensuite 3:

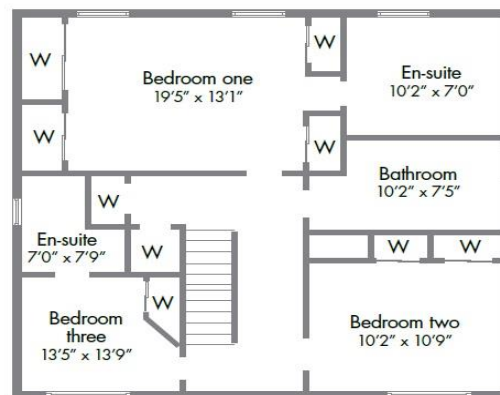
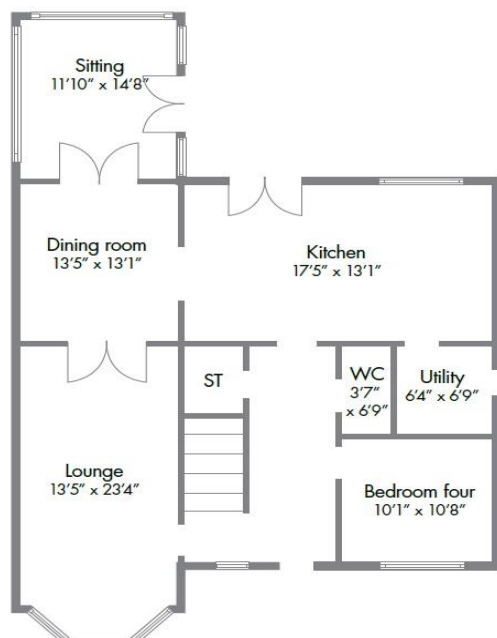
2.13m (7'0") x 1.57m (5'2")

### Bedroom 6:

5.00m (16'5") x 4.06m (13'4")

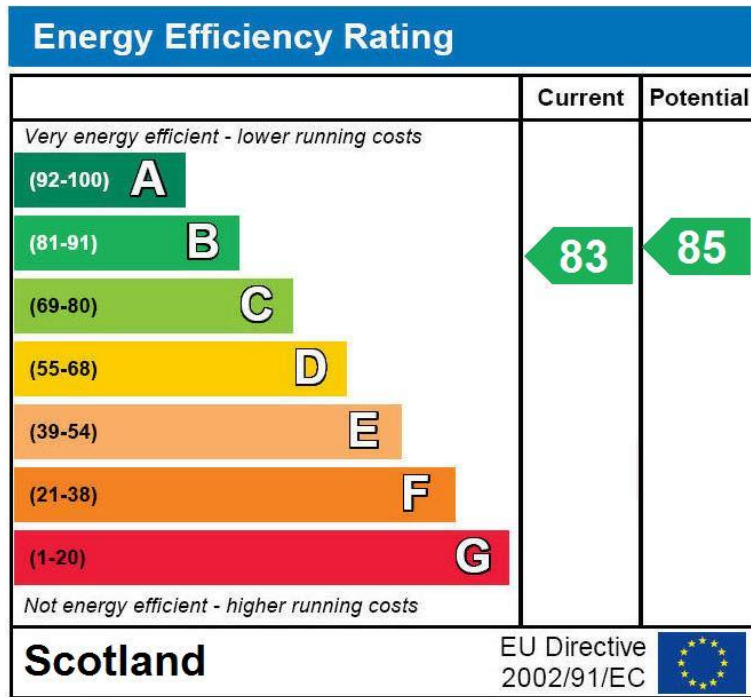
### Bathroom: 3

.10m (10'2") x 2.26m (7'5")



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.



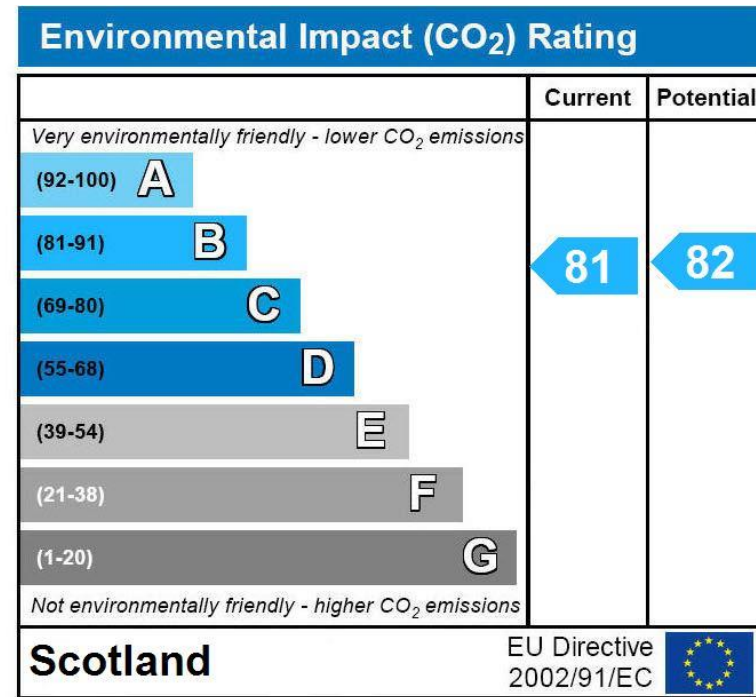


### Energy Efficiency Rating

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 B (83)**. 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 B (81)**. 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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