



OFFERS OVER
£209,000
Machanhill
Larkhall, ML9 2LD

PROPERTY SUMMARY

Situated within a highly sought-after residential locale, this extended detached villa has been maintained to an exacting standard throughout. This seldom available property boasts well proportioned living accommodation, generous gardens and integral garage.

The accommodation extends to a welcoming reception hallway with large walk-in storage, bright and beautifully presented formal lounge incorporating focal point fireplace, French doors leading to a versatile dining/family room complete with patio doors leading directly to the rear gardens.

Accessed via dining/family room is a well-equipped modern fitted kitchen with a range of appliances. Forming the professionally extended addition to this impressive family home is the inner hallway, in turn providing direct access to the integral garage, fitted utility room and a convenient shower room featuring a modern low set W.C, wash hand basin and shower cubicle.

3



2



2



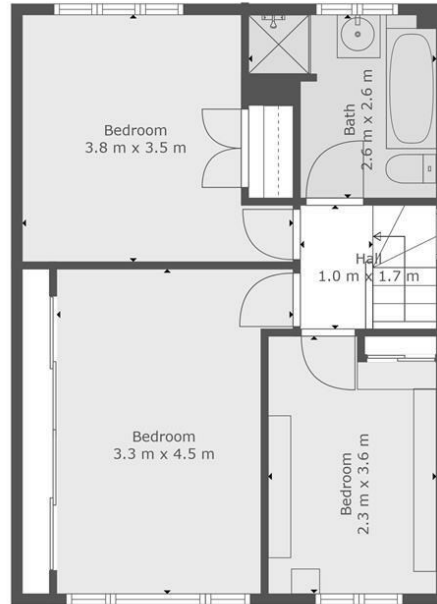








Floor 1



Floor 2



TOTAL: 106 m²
 FLOOR 1: 59 m², FLOOR 2: 47 m²
 EXCLUDED AREAS: GARAGE: 17 m², FIREPLACE: 0 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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