



OFFERS OVER

£219,000

Burns Wynd,
Larkhall, ML9 3DU

PROPERTY SUMMARY

Situated within the sought after Weaver's Court development this modern detached bungalow occupies a substantial corner plot. As the ex-show home, the property offers well-proportioned living accommodation, generous garden grounds and a detached double garage.

The all on the level accommodation comprises; entrance hallway, front facing lounge with feature fireplace, dining size kitchen, conservatory with access to rear garden, three bedrooms; two with fitted storage and a recently fitted wet room.

The property further benefits from gas central heating, double glazing, alarm system, double detached garage, driveway and gardens mainly laid to lawn with the addition of decked area to rear.

Burns Wynd is a quiet cul de sac situated within close proximity to local amenities including primary schools, shops and public transport. The nearby market town of Strathaven offers bars, restaurants, swimming pool, golf course, parks, supermarkets and independent retailers. Motorway links are also close at hand and allow access to Glasgow, Edinburgh, Ayrshire, and the Central Belt via the M74/M8 networks.

3



1



2











TOTAL: 74 m²
 FLOOR 1: 74 m²
 EXCLUDED AREAS: SUN ROOM: 7 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

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(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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