



OFFERS OVER

**£112,000**

**Millburn Road**  
Larkhall, ML9 3BG



## PROPERTY SUMMARY

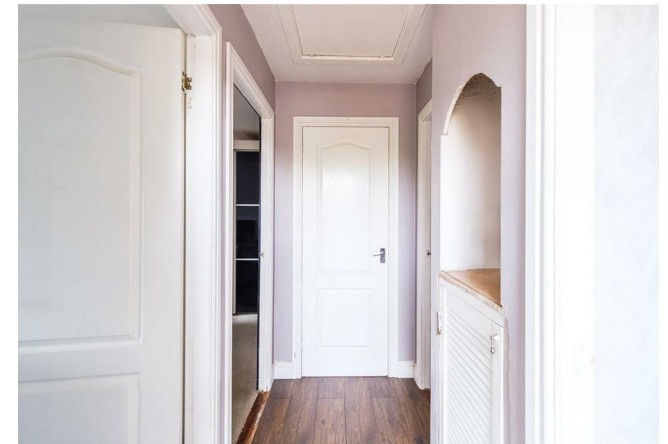
Rarely available semi-detached bungalow offering well-presented all on the level accommodation. Set within easily maintained, fully enclosed gardens with gated vehicle access, and nicely positioned on Millburn Road just before the village of Ashgill turns to country.

The accommodation comprises; reception hallway, lounge with French doors leading onto patio, fitted kitchen, two good sized bedrooms, three-piece bathroom with over bath shower and larger walk-in storage cupboard in hallway.

This lovely property also has the advantage of a fully lined and floored attic storage space accessed via a pull down ladder. Further benefits include gas central heating, double glazing, fully enclosed and easily maintained child/dog friendly gardens, gated vehicle access, garden shed and garage.

The location of Ashgill affords quick access to the M74 motorway and to the nearby towns of Larkhall and Hamilton where a wide range of amenities including supermarkets, public transport links to Glasgow and leisure facilities can be found. Ashgill is also conveniently positioned to access the attractions of the Clyde Valley.

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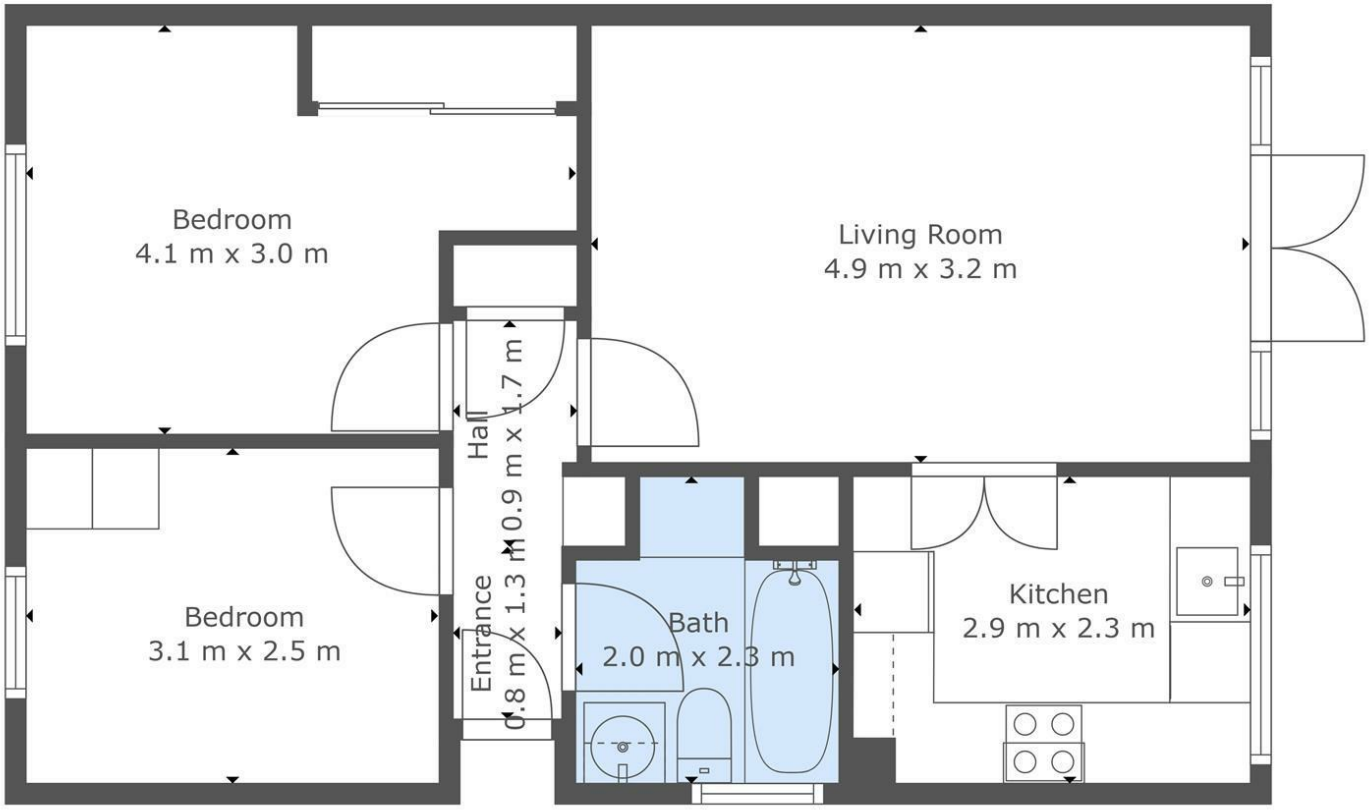












**TOTAL: 51 m<sup>2</sup>**  
**FLOOR 1: 51 m<sup>2</sup>**

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

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			<b>89</b>
(81-81) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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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