



OFFERS OVER

**£220,000**

**Hill Road**  
Larkhall, ML9 3EA

## PROPERTY SUMMARY

**\*\*\*CLOSING DATE TUESDAY 21ST MAY AT 12PM\*\*\*** Well-positioned within the highly desirable Hill Road and on a South facing plot is this charming and deceptively spacious four double bedroom traditional cottage. Behind the attractive blonde sandstone frontage of this professionally extended and reconfigured home is a flexible layout of well-appointed apartments, perfect for family living.

On internal inspection viewers will appreciate the level of workmanship that has gone into making this property a contemporary and family friendly home without compromising its character.

The ground level accommodation extends to a broad and welcoming reception hallway with bifold doors leading to the heart of this lovely home; the substantial kitchen, living and dining space. The stunning modern fitted kitchen complete with large island, plenty of base and wall mounted units and integrated appliances is open to the dining area and a striking double height living area with feature log burning stove and flooded with light from two skylights and bifold doors leading onto a substantial sundeck. Also accessed from the hallway are two double bedrooms, two storage cupboards and a luxury 'hotel worthy' five-piece bathroom.

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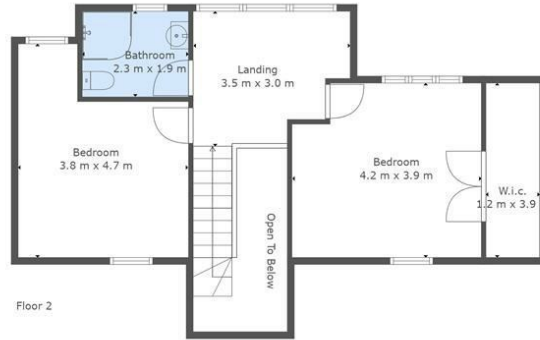
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Floor 2



Floor 1

**TOTAL: 147 m<sup>2</sup>**  
 FLOOR 1: 100 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 7 m<sup>2</sup>, OPEN TO BELOW: 5 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>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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



### OFFICE ADDRESS

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### OFFICE DETAILS

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