



OFFERS OVER  
**£48,000**  
**Patrickholm Avenue**  
Larkhall, ML9 3HR

## PROPERTY SUMMARY

\*\*\* CLOSING DATE FRIDAY 2ND AUGUST 12PM\*\*\* Modernised and beautifully presented, this lovely one bedroom upper flat is perfect for either a first-time buyer or investor. With a recently fitted kitchen, bathroom, and boiler the property is in truly walk-in condition.

The tasteful and neutrally decorated accommodation comprises; hallway with storage and recently installed boiler, front facing lounge with access to covered balcony, stylish modern fitted kitchen with oven and hob, spacious double bedroom with storage and modern three-piece bathroom with over-bath shower.

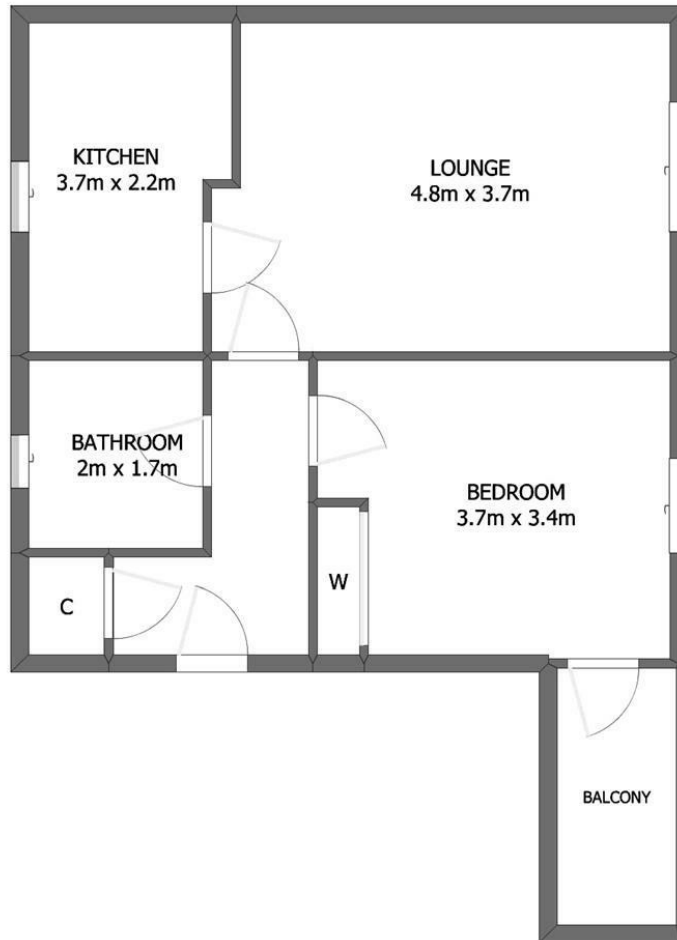
Accessed via a communal close, the flat also benefits from electric central heating, double glazing, and communal gardens.











**cruive** 89 Patrickholm Ave  
Stonehouse, Larkhall ML9 3HR

**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

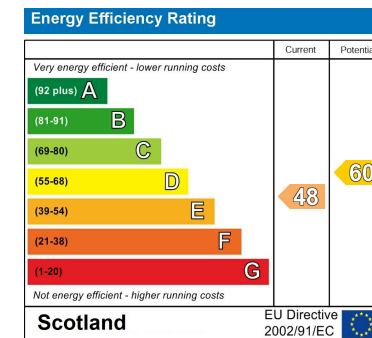
Freehold

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only



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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