



OFFERS OVER

£275,000

Cot Castle Grove
Larkhall, ML9 3RQ

PROPERTY SUMMARY

Immaculately maintained by the current owners this beautifully presented, extended four bedroom modern detached villa is in truly walk-in condition. With the addition of a stunning family room, this kitchen, living and dining area to the rear, is perfect for modern family life.

The spacious layout of apartments comprises; welcoming reception hallway, modern two-piece cloaks/wc, hall storage, generous front facing formal lounge with bay window, modern fitted dining/living kitchen open plan to extended family room with French doors onto rear garden. Completing the ground floor accommodation is a separate utility room with rear access.

On the upper level are four well-proportioned double bedrooms all of which have the advantage of fitted wardrobes. The substantial master bedroom also benefits from having its own modern en-suite shower room. Accessed via the upper landing is an airing cupboard, loft hatch and four-piece modern family bathroom.

4



2



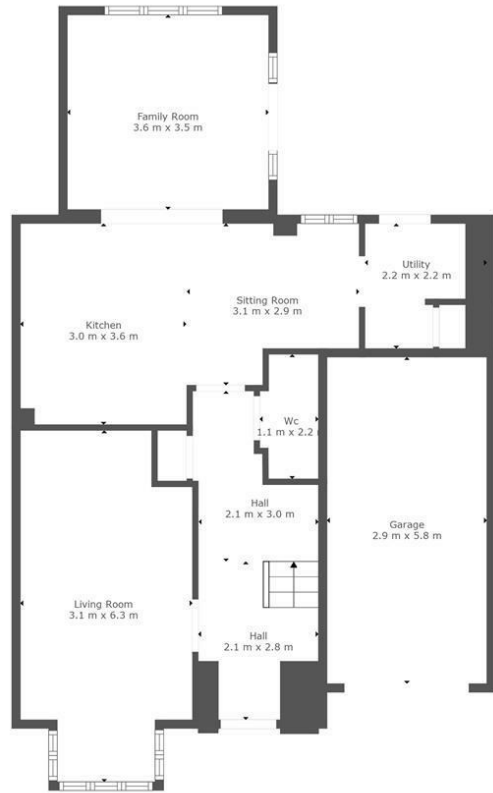
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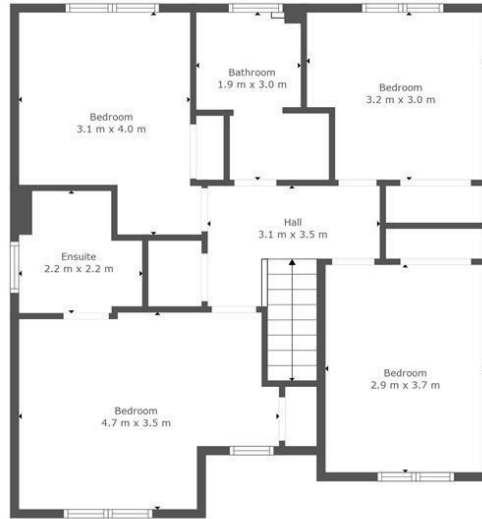








Floor 1



Floor 2



TOTAL: 129 m²
 FLOOR 1: 59 m², FLOOR 2: 70 m²
 EXCLUDED AREAS: GARAGE: 17 m², LOW CEILING: 11 m², " " : 4 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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