



OFFERS OVER

£37,000

Bogside Road
Larkhall, ML9 3AW

PROPERTY SUMMARY

Situated in the village of Ashgill, close by to the M74 road network, is this spacious two-bedroom first floor flat. Perfect for a first-time purchase or downsize, this property offers a great opportunity for the right buyer to modernise and upgrade.

The accommodation comprises; entrance hallway at ground level with staircase leading to the main apartments, upper hallway, three-piece shower/wet room, generous and bright front facing lounge, fitted kitchen and two sizeable double bedrooms. The loft space can be accessed from a hatch in the hallway.

Further benefits of the property include gas central heating, double glazing, driveway and fully enclosed rear garden with large lawn area.

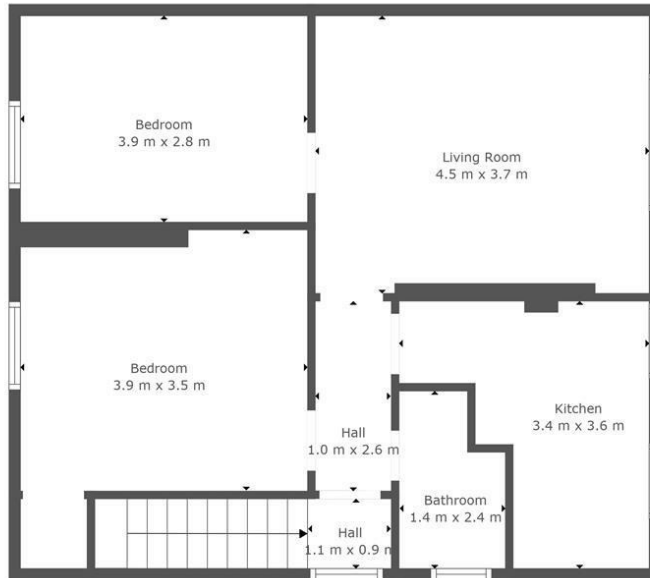
2



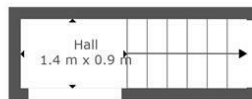








Floor 2



Floor 1

TOTAL: 66 m²
 BELOW GROUND: 3 m², FLOOR 2: 63 m²

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C		72	77
(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



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-estateagents.co.uk