

OFFERS OVER

£165,000

Cot Castle View East
Larkhall, ML9 3RR

PROPERTY SUMMARY

Nicely positioned on the periphery of the family friendly development of Lockhart Gardens enjoying the beautiful countryside views is this spacious modern semi-detached villa. With well-proportioned accommodation, private parking to rear, and tastefully presented throughout, this lovely home is sure to be popular.

The accommodation comprises; reception hallway with storage, bright front facing lounge with bay window enjoying the best of the views, modern two-piece cloaks/wc, and a substantial modern fitted dining size kitchen with integrated appliances and French doors leading to garden.

On the upper level you will find three bedrooms; two spacious double bedrooms and a third single bedroom. The master bedroom benefits from fitted storage. Completing the first floor layout is a modern three-piece family bathroom with over-bath shower.

3



1



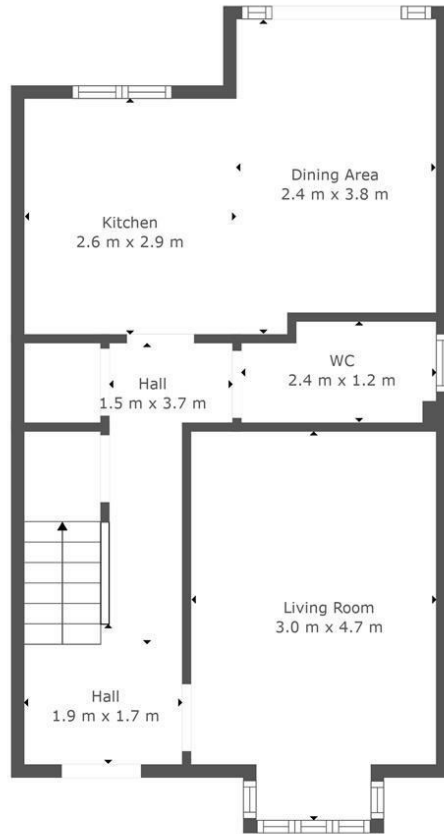
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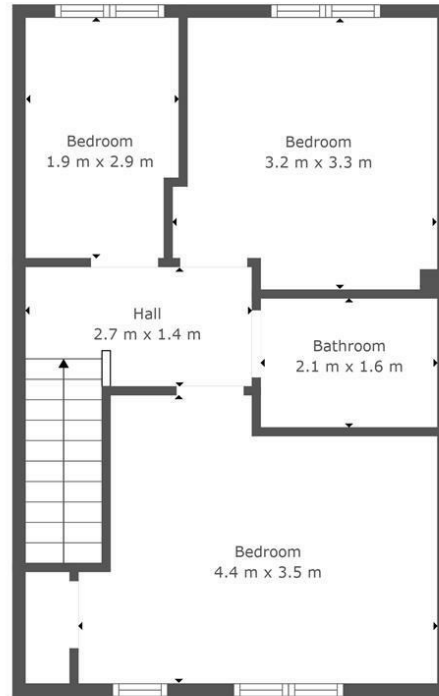








Floor 1



Floor 2

TOTAL: 84 m²
FLOOR 1: 44 m², FLOOR 2: 40 m²

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



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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(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