



OFFERS OVER

£155,000

Manor View
Larkhall, ML9 2JP

PROPERTY SUMMARY

Situated within the popular locale of Machanhill in a quiet, child-friendly cul de sac is this spacious three bedroom semi-detached villa requiring a degree of modernisation. Positioned on an excellent corner plot offering potential to extend the garden onto the considerable area of ground surrounding the property, this lovely family home is sure to appeal to a broad section of buyers.

The spacious accommodation comprises; reception hallway with under-stairs storage, bright front facing lounge with feature fireplace, double doors to formal dining room, recently fitted stylish modern fitted kitchen with integrated appliance and access onto rear garden.

On the upper level you will find three well-proportioned bedroom; two doubles and a single, all three of which have the benefit of fitted storage. Completing the first-floor accommodation is a three-piece shower/wet-room, and access hatch to floored attic.

3



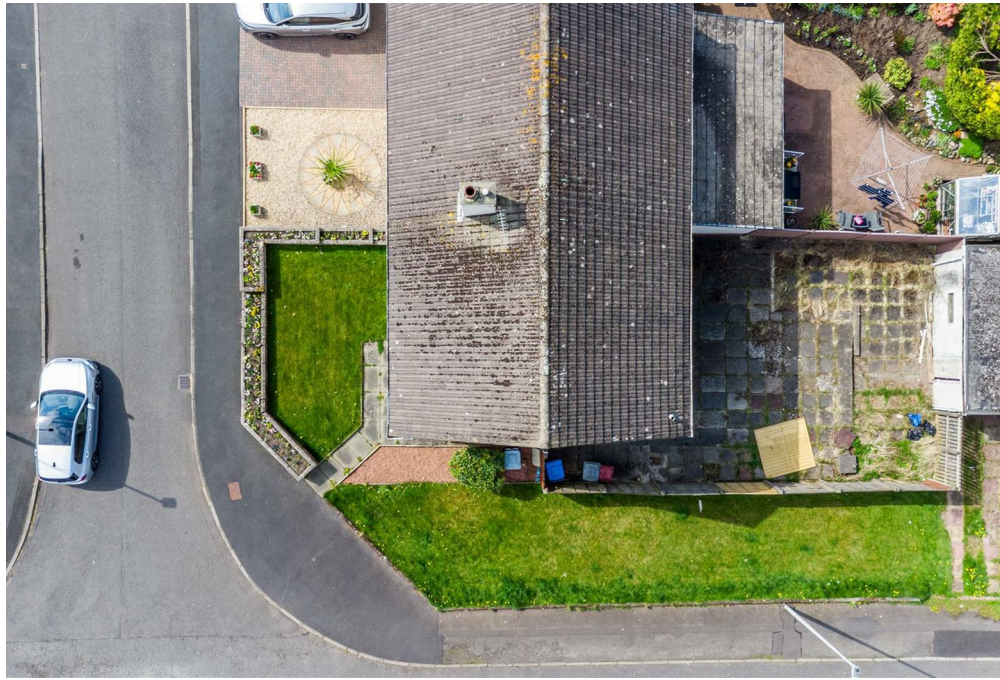
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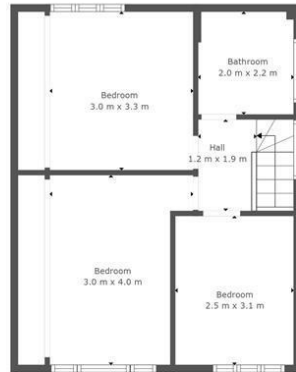
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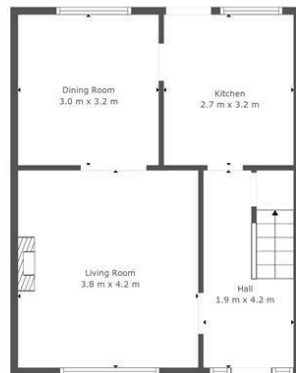








Floor 2



Floor 1

TOTAL: 86 m²
FLOOR 1: 43 m², FLOOR 2: 43 m²

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



LOCAL AUTHORITY

South Lanarkshire

TENURE


Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(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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