

cruise
ESTATE AGENTS

KENNETH N. GREENER

FOR SALE
cruise

OFFERS OVER

£79,950

Kirk Street
Larkhall, ML9 3LR

PROPERTY SUMMARY

Conveniently located within the heart of the semi-rural town of Stonehouse is this well-maintained traditional mid-terrace villa. Presented to the market in good decorative order this spacious Victorian property offers a perfect opportunity for a first-time buyer to acquire a great starter home. Alternatively, the property would make a good rental investment.

The accommodation comprises; entrance hallway, spacious front facing lounge with generous walk-in storage cupboard, modern fitted kitchen with integrated oven, hob, and hood, turned staircase leading to upper floor, two double bedrooms of which one benefits from fitted storage, and three-piece bathroom with over-bath shower.

This lovely villa forming part of an attractive Victorian sandstone building further benefits from double glazing, electric heating, substantial loft space, and a fabulous location close to local amenities and the 3c bus stop providing a regular service to Glasgow.

2



1



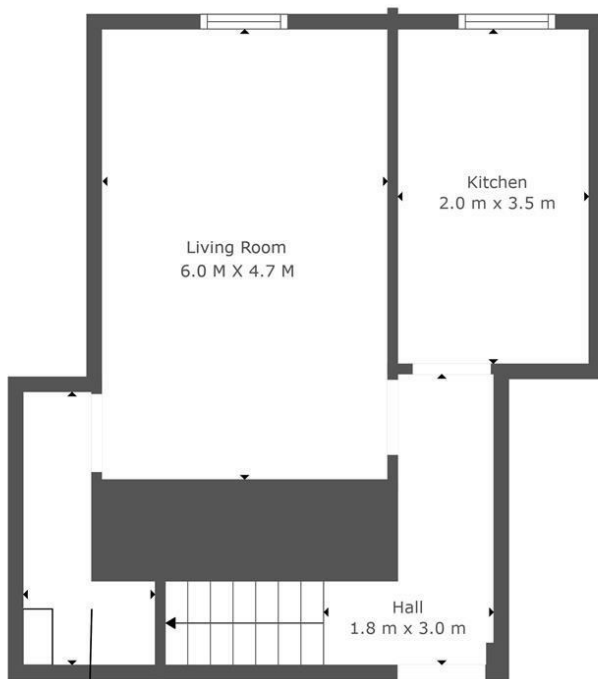
1





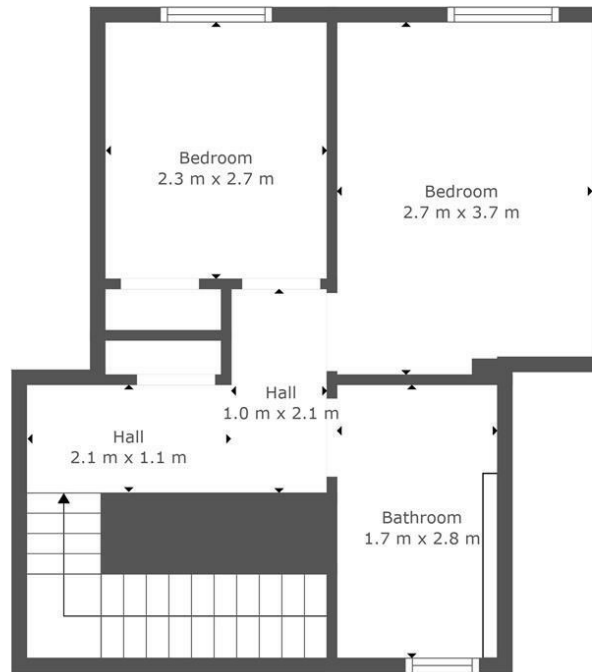






Storage
1.4 m x 2.8 m

Floor 1



Floor 2



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
Very energy efficient - lower running costs		
(92 plus) A		
(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

79

66

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