



**Sidlaw Way, Larkhall ML9 1US**



**welcome to**

## **Sidlaw Way, Larkhall**

- Beautifully Presented Detached Villa
- Open Plan Kitchen Dining Space
- Two Reception Rooms
- Four Double Bedrooms
- Stylish Bathroom & En-Suite Shower Room

Tenure: Freehold EPC Rating: C

offers over

**£310,000**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

CLOSING DATE - MONDAY 10TH FEBURARY @ 12PM



### **Lounge**

17' 2" x 11' 9" ( 5.23m x 3.58m )

### **Kitchen/Dining**

24' 7" x 10' 3" ( 7.49m x 3.12m )

### **Extension**

13' 8" x 14' 1" ( 4.17m x 4.29m )

### **Wc**

4' 8" x 4' 1" ( 1.42m x 1.24m )

### **Garage**

16' 6" x 8' 6" ( 5.03m x 2.59m )

### **Bedroom 4**

12' 5" x 11' 3" ( 3.78m x 3.43m )

### **En-Suite**

7' 7" x 4' 4" ( 2.31m x 1.32m )

### **Bedroom 1**

11' 9" x 7' 7" ( 3.58m x 2.31m )

### **Bedroom 2**

11' 3" x 8' 3" ( 3.43m x 2.51m )

### **Bedroom 3**

9' 8" x 9' 6" ( 2.95m x 2.90m )

### **Bathroom**

6' 3" x 6' 6" ( 1.91m x 1.98m )

**view this property online** [allenandharris.co.uk/Property/SHA111654](https://allenandharris.co.uk/Property/SHA111654)



#### **Property Ref:**

SHA111654 - 0006

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