



**33 Shaw Street, Larkhall, ML9 1PJ**

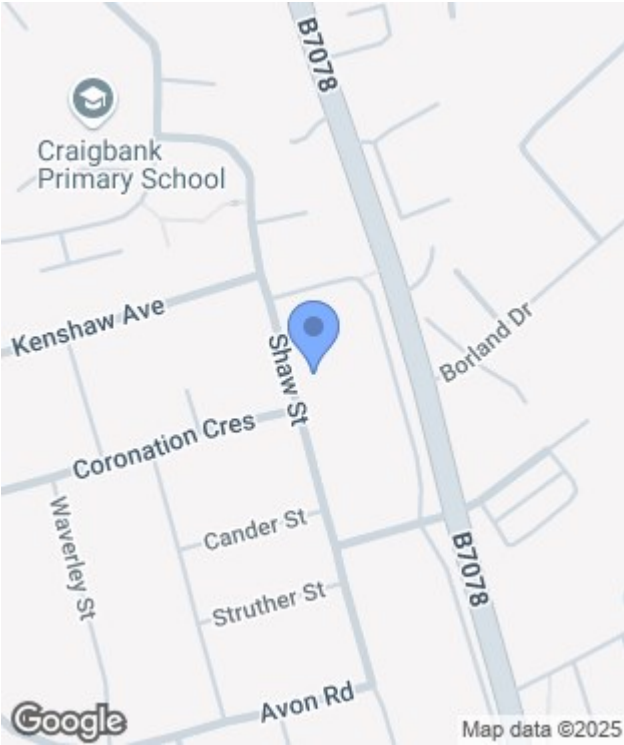
## 33 Shaw Street, Larkhall, ML9 1PJ

Shaw Street, Larkhall, this delightful house presents an excellent opportunity for those seeking a comfortable family home. With no forwarding chain, the property is ready for immediate occupancy, allowing for a smooth transition into your new abode.

The house boasts three generously sized bedrooms, providing ample space for







| 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  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                               |           |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                       | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) A                                                     |                                                                                                               |           |
| (81-91) B                                                       |                                                                                                               |           |
| (69-80) C                                                       |                                                                                                               |           |
| (55-68) D                                                       |                                                                                                               |           |
| (39-54) E                                                       |                                                                                                               |           |
| (21-38) F                                                       |                                                                                                               |           |
| (1-20) G                                                        |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| Scotland                                                        | EU Directive 2002/91/EC  |           |