





# Larkhall

8 Church View Larkhall ML9 1HZ

Independent Estates



## Directions

Leaving M74 at Junction 8. Follow signs for Larkhall. Continue along this route (B7078) past the Strutherhill Industrial Estate on your right. Continue straight ahead at next three sets of traffic lights. Pass the Shell petrol station on your right and the property is along this route located on your left identified by our for sale board.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	4.27m x 1.36m	Lounge	4.48m x 3.86m
Kitchen	3.16m x 2.18m	Bedroom One	3.00m x 2.72m
Bedroom Two	3.79m x 2.99m	Bathroom	2.94m x 1.92m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates are delighted to welcome to the market this most impressive first floor executive flat in true walk-in style condition. The central position ensures easy access to a wide variety of local Larkhall facilities including Main Street shopping including variety of independent retailers, supermarkets, health and leisure facilities, bars, restaurants, bus service and train station. The M74 motorway network is also only a five minute drive giving easy access for the daily commute.

The flat benefits from a pleasing arrangement of accommodation comprising: Reception hall with fitted storage and carpet, lounge with Parisian style balcony, contemporary kitchen with integrated appliances and laminated flooring, two double bedrooms with fitted carpet and one of which boasts double mirrored wardrobes. Stylish bathroom comprising low flush wc, wash hand basin, bath, shower (over bath) decorative wet wall and laminated flooring. The high specification finish includes fresh and contemporary decoration with double glazing, gas central heating and security entry system. This much desired development offers well cared for communal grounds with ample resident and visitor car parking.

EXTRAS - All floor coverings, light fittings and window blinds.



**Offers Over £109,500**