





## Larkhall

40 Machan Road Larkhall ML9 1HJ

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, after second set of traffic lights the property is located opposite the church.

## 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 Vestibule	1.64m x 1.74m	Entrance Hallway	3.56m x 1.64m
Lounge	3.41m x 4.79m	Kitchen	4.24m x 2.97m
Rear Hallway	1.75m x 0.93m	Bedroom One	4.80m x 2.68m
Bedroom Two	3.00m x 2.96m	Bathroom	2.35m x 1.57m

## 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 welcome to the market this rarely available detached two bedroom cottage. The property is located close to the town centre of Larkhall which has a good variety of shops, supermarkets, bars and restaurants. It is ideally located for access to local motorway networks providing easy commuting throughout the central belt. Larkhall train station also provides regular services to both Glasgow and Edinburgh.

Accommodation is arranged over one level comprising entrance to property via front facing solid wooden door giving access to entrance vestibule with laminated flooring. Vestibule leads into hallway again with laminated flooring giving access to lounge, kitchen, two bedrooms and loft hatch. Front facing lounge with laminated flooring and feature fireplace incorporating electric fire. Rear and side facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor and laminated flooring. The kitchen gives access to rear hallway with laminated flooring leading to bathroom and rear facing timber exterior door. Rear facing bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

Bedroom one boasts front and side facing window elevations, fitted wardrobes and laminated flooring. Bedroom two is rear facing with fitted carpet currently used as formal dining room.

The property benefits from double glazing and gas central heating. Front garden is mainly laid to lawn with timber boundary fencing. Rear driveway provides off street parking for two vehicles and gives access to detached single garage with power and lighting. Small gravel garden area is located to rear of garage.

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



**Offers Over £125,000**