





# Ashgill

24 Rosslyn Road, Ashgill, ML9 3AT

Independent Estates



## Directions

From Garrion Bridge head toward M74 Ashgill. At traffic lights turn left and continue along this route to top of hill. Take a right onto Rosslyn Road. The property is situated on your right hand side 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	2.09m x 1.57m	Lounge	4.62m x 3.93m
Kitchen	4.96m x 2.12m	Bedroom One	4.01m x 3.14m
Bedroom Two	3.75m x 2.87m	Bathroom	1.99m x 1.66m

## 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 present to the market this two bedroom mid terrace villa located on Rosslyn Road within Ashgill area of Larkhall, which boasts a wide and varied range of shops, bars, restaurants, schools and local amenities. Transport links are easily accessed to surrounding motorway links for around the central belt.

Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to entrance hallway. Front facing hallway with vinyl flooring leads to spacious lounge with front facing window elevation and fitted carpet. Rear facing fitted kitchen which is accessed via the lounge comprising base and wall mounted units, ample work surfaces, electric oven, electric hob, partially tiled walls and laminate flooring, featuring upvc glazed patio doors which leads to the rear garden.

Carpeted upper landing leads to two generous sized bedrooms, bathroom and loft hatch. Bedroom one is front facing and benefits two double glazed windows, storage cupboard and fitted carpet. Bedroom two is rear facing with fitted carpet and storage cupboard. Rear facing bathroom comprising low flush wc, wash hand basin, modern shower which is situated over bath, tiled walls and vinyl effect tiled flooring.

The property benefits from electric heating and double glazing throughout. The front garden is mainly laid with decorative gravel and paved driveway providing off street parking. Enclosed rear garden is fully paved with gate giving access to rear path.

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

