





Larkhall

108 Scotia Crescent Larkhall ML9 1HN

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 set of traffic lights take your second left into Westerton Avenue, take the first right into Glen Avenue the second right into Tweed Street. Continue along into Scotia Crescent and the property is situated 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 | 1.49m x 1.41m | Lounge | 4.69m x 3.67m |
| Kitchen | 5.10m x 2.02m | WC | 0.90m x 1.56m |
| Upper Landing | 2.01m x 1.93m | Bedroom One | 4.09m x 3.05m |
| Bedroom Two | 3.74m x 3.00m | Bathroom | 2.01m x 1.69m |

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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Independent Estates welcome to the market this newly refurbished mid terraced villa. 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.

The property has undergone a comprehensive schedule of refurbishment including, kitchen, bathroom and full redecoration. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door giving access to entrance hallway with laminated flooring. Hallway gives access to lounge and carpeted staircase. Generous front facing lounge with feature alcove, lighting and laminated flooring. Rear facing contemporary fitted kitchen comprising range of base units, ample work surfaces, electric oven, hob, extractor and laminated flooring. The kitchen gives access to cloakroom wc and rear facing upvc door giving access to rear garden. Cloakroom wc comprising low flush wc, wash hand basin, decorative wall panelling and vinyl flooring.

Carpeted upper landing gives access to two double bedrooms and bathroom. Bedroom one is front facing with laminated flooring and gives access to storage cupboard with front facing window which gives access to fully floored loft space. Rear facing bedroom two again with laminated flooring and open vista view. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), decorative wall panelling and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel providing off street parking for one vehicle. Large rear garden is mainly laid to lawn with paved area and fully enclosed via timber fencing. The rear garden enjoys open outlook.

EXTRAS - All floor coverings and light fittings



Offers Over £100,000