



Fantastic family home

Within a quiet residential street close to local amenities

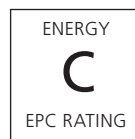
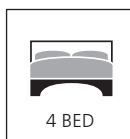


19 Herbison Court

South Lanarkshire, ML9 2BF



Scan Here!





The Location

Larkhall boasts a wide and varied range of shops, bars, restaurants, banks and building societies with further facilities available in neighbouring Hamilton and Lanark. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Race Course, 17th century museum, retail parks, Strathclyde and Chatelherault country parks and Wishaw General Hospital. Larkhall affords access to primary, secondary and further education facilities. Bus and rail services provide access to surrounding Lanarkshire areas with motorway links providing access in and around the Central Belt.



Family Room





19 Herbison Court

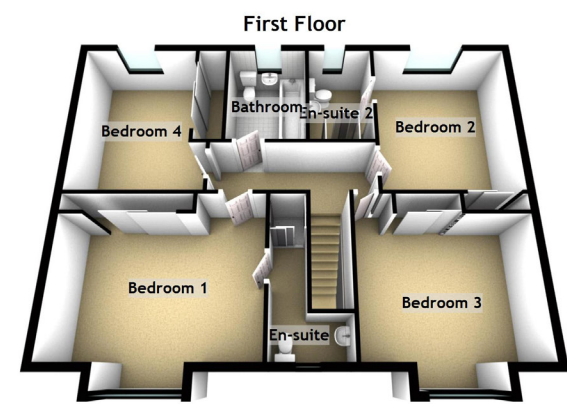
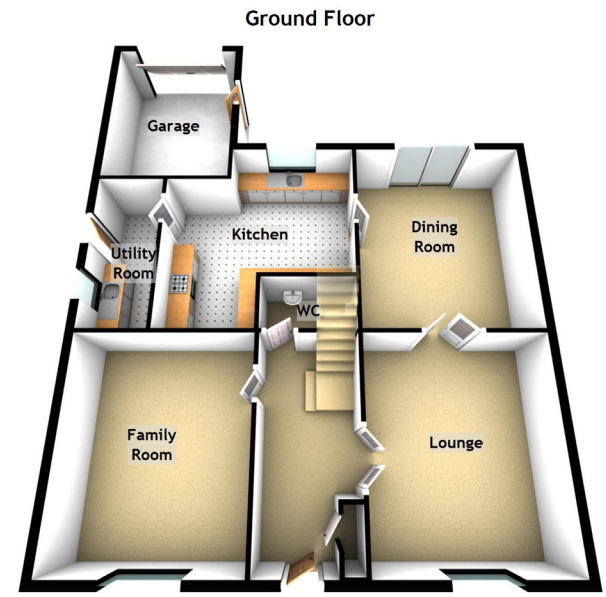
We are delighted to offer for sale this immaculate four bedroom detached Villa. The property is offered over two levels and is an incredibly flexible layout that lends itself to live/work arrangements. Additional features are double glazing throughout and gas central heating.

Internally, on the ground floor you have an entrance vestibule with storage cupboard, welcoming reception hall with feature staircase to the upper level, cloakroom which is tiled and consists of a two piece suite, a good sized living room with large picture window which floods the room with natural light, sitting room with feature window to the front aspect, a formal dining room with patio doors leading to an elevated mono bloc patio area, quality kitchen with a range of base and wall mounted units, integrated double oven, hob, extractor hood and dishwasher, fridge, freezer, food waste dispenser and a small breakfast bar, there is also feature lighting and plenty of worktop space which is sure to appeal to aspiring chefs!, off the kitchen is a very useful utility room with additional base and wall mounted unit, sink and tap,

plumbed for washing machine, tumble dryer, gas boiler and mega flow water cylinder.

Access to the upper floor is gained via the feature staircase located in the reception hall, this level consists of large landing; master bedroom with dormer window to the front aspect, double fitted wardrobes and en-suite; bedroom two is a double with fitted wardrobes and views of the rear garden, it also has a large en-suite; bedroom three, is a double with fitted wardrobes and dormer window giving views of the front garden, bedroom four, also a double with fitted wardrobes and views over the rear garden; finally, internally there is the family bathroom which has a three piece suite consisting of a bath, wash hand basin and low level WC.

There are well-tended gardens to the front of the property which are mainly laid to lawn with a pathway and shrubs. To the rear of the property there is a large mono-block driveway which leads to the integral garage with remote controlled door, there is also a mono bloc patio and a small area of lawn.



Approximate Dimensions
(Taken from the widest point)

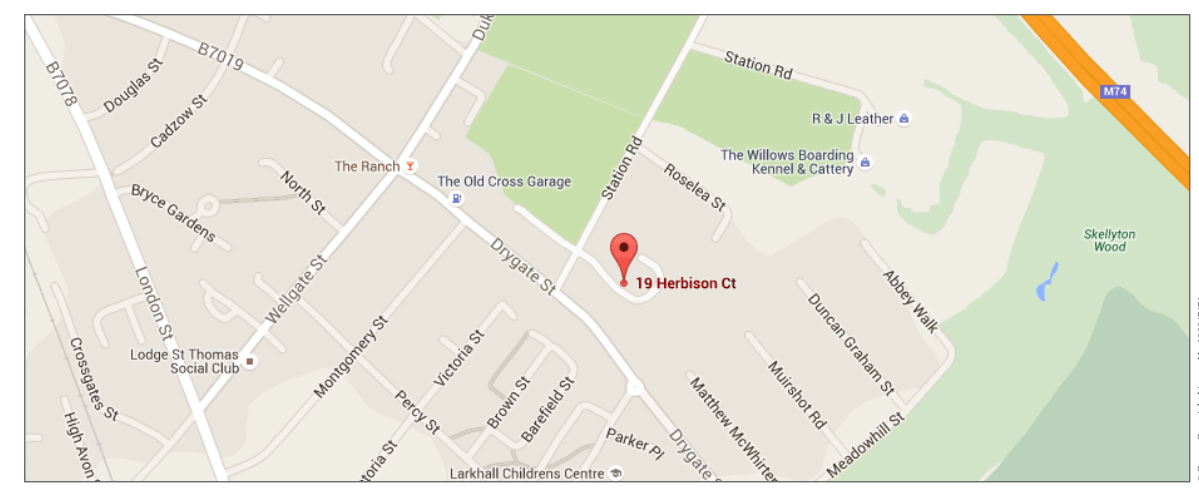
Lounge	4.79m (15'9") x 4.02m (13'2")
Family Room	4.78m (15'8") x 3.94m (12'11")
Dining Room	4.68m (15'4") x 4.02m (13'2")
Kitchen	4.43m (14'6") x 3.35m (11')
Utility Room	3.82m (12'7") x 1.56m (5'1")
Bedroom 1	4.79m (15'9") x 3.79m (12'5")
En-suite	2.52m (8'3") x 1.95m (6'5")
Bedroom 2	3.98m (13'1") x 2.87m (9'5")
En-suite 2	2.62m (8'7") x 1.60m (5'3")

Bedroom 3	3.93m (12'11") x 3.79m (12'5")
Bedroom 4	3.96m (13') x 2.86m (9'5")
Bathroom	2.64m (8'8") x 1.97m (6'6")
WC	2.17m (7'1") x 1.20m (3'11")

Gross internal floor area (m²) - 182

Extras
(Included in the sale)

All floor coverings and integrated appliances.





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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer