



RESIDENCE

5 Avon Street, Larkhall, ML9 1AT

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG



## 4 Bedrooms | 3 Public Rooms | 4 Bathrooms

Located within a quiet cul-de-sac is this newly built detached villa with a lovely private setting and four great sized bedrooms.

Built in 2024, this superb sized and beautifully finished modern detached villa enjoys a wonderful setting, backing onto woodland and has great sized rooms. The property is beautifully decorated and finished with quality carpeting, vinyl and tiling. Additional features include a modern stylish kitchen with a range of integrated appliances, utility room, quality white sanitary ware within the bathrooms and en-suites and there's UPVC double glazing and an energy efficient air source heating system.

The accommodation comprises reception vestibule and galleried hallway, cloakroom wc, a lounge, study, large living area which is open plan to the modern kitchen, separate utility room, four generous bedrooms, master with balcony, 2 x en-suites and a four piece family bathroom.

To the front of the house is a small lawn and parking whilst the rear garden is private, backs onto woodland and there's a patio and lawn.



The town of Larkhall is a popular commuter village on the outskirts of Hamilton and has excellent schooling, shopping facilities and sports amenities including golf courses, swimming baths, country parks, gym facilities and football parks. The main street has several pubs, bistros and restaurants, and a wide variety of shops. The nearest town is Hamilton, which has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

1852.00 sq ft | EER =



RESIDENCE



Avon Street



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.