



RESIDENCE

12 Millheugh Brae, Larkhall, ML9 1AS

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Viewing by appointment with Residence Hamilton
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4 Bedrooms | 3 Public Rooms | 3 Bathrooms

This great sized and beautifully finished modern detached villa offers excellent family living space with private gardens in a quiet cul-de-sac.

This newly built family home (2024) has been finished to a particularly high standard and offers lovely sized rooms which are bright airy and neutrally decorated. Internally the property has been fitted with carpeting, tiling, vinyl. The kitchen is well equipped with modern units, contrasting worktops and a range of integrated appliances whilst the bathrooms and en-suite have modern white sanitary ware and stylish tiling. There's generous built in storage throughout the house, double glazing and an energy efficient air source heating system.

The accommodation comprises entrance vestibule leading to a large welcoming hallway, lounge, a study, living area which is open plan to the modern fitted kitchen, cloakroom wc, a four piece family bathroom, four generous bedrooms, master en-suite and dressing room (Parisian balcony).

There's parking to the front of the property whilst additional parking could be created to the side if required as the home sits on a lovely sized corner position. There's a generous lawn to the rear.



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.

2032.00 sq ft | EER =



RESIDENCE

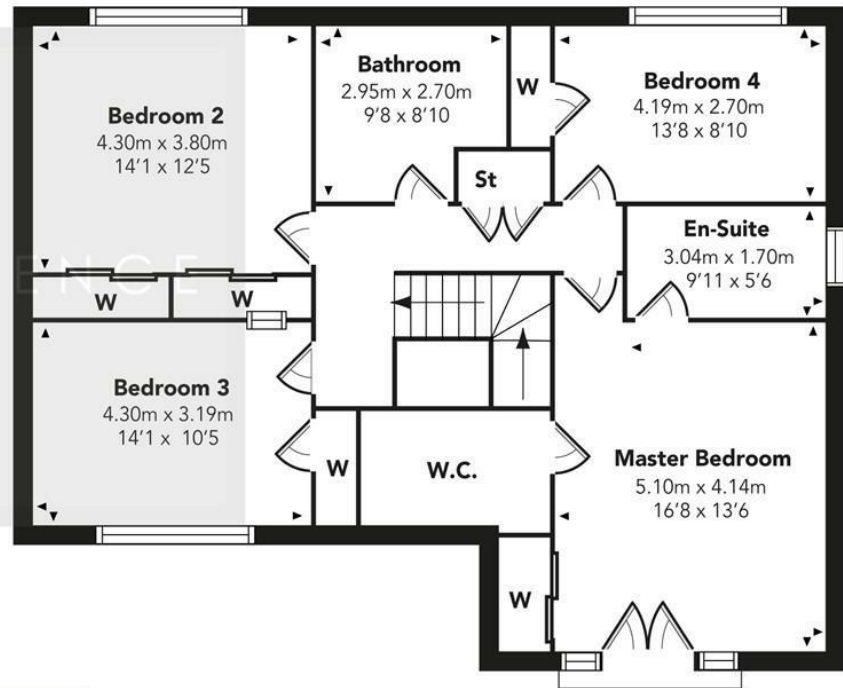


Millheugh Brae

GROUND FLOOR



FIRST FLOOR



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.