



RESIDENCE

16 Clove Mill Wynd, Larkhall, ML9 1NT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE





4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This versatile family home occupies arguably one of the most favoured positions within this admired and sought after residential developments.

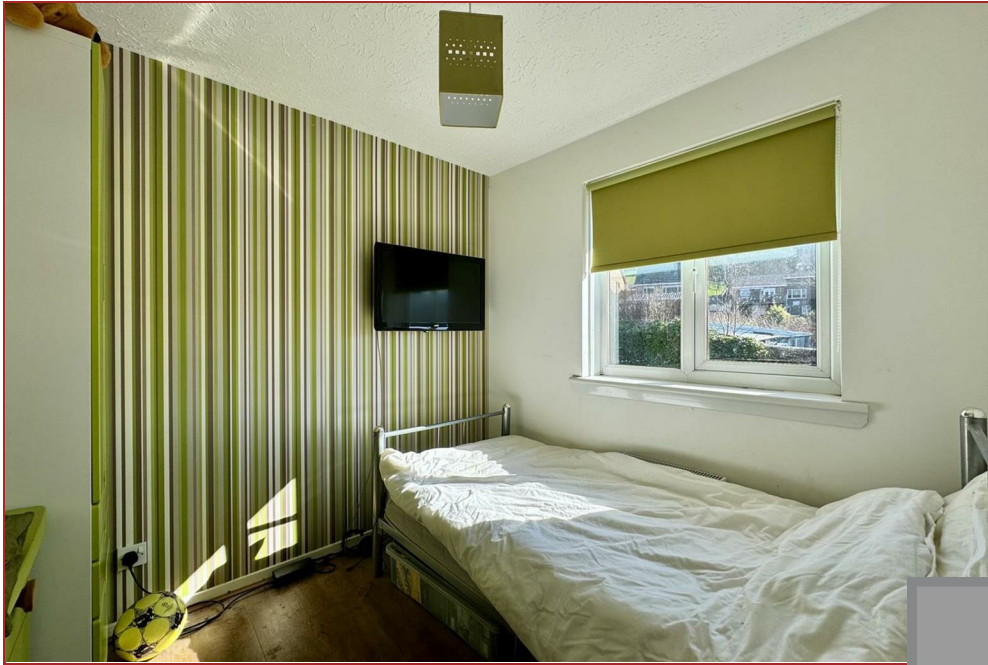
The home offers a spacious, re-configured and extended layout of apartments which consist of hallway with staircase to the upper floor level, bay windowed lounge with access to a large, open plan modern fitted dining kitchen which has a range of base and wall mounted storage units with worktop surfaces, utility room and cloaks/wc with 2-piece suite. Garden room with double glazed aspects over and French doors to the rear gardens. There is a separate sitting room that has been created by way of a garage conversion and this could be utilised as a downstairs 5th bedroom if required. On the upper floor there are 4 bedrooms with master en-suite and a separate family bathroom.

Features of the property include gas central heating, double glazing, monobloc driveway and gardens that are enclosed to the rear with lawn and timber decking.

Larkhall is a popular commuter village on the outskirts of Hamilton. The area has excellent schooling, shopping facilities and sports amenities including golf courses, swimming baths, 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.



1388.00 sq ft | EER = C



RESIDENCE



Clovemill Wynd



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.