



RESIDENCE

15 Glenavon Court, Larkhall, ML9 2WA

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms

Situated within a desirable residential cul-de-sac, this most impressive and deceptively spacious 7 apartment detached villa offers excellent and versatile living space formed over 2 floors.

The home has been finished to a very high standard and is set within well maintained established gardens which are particularly private to the rear.

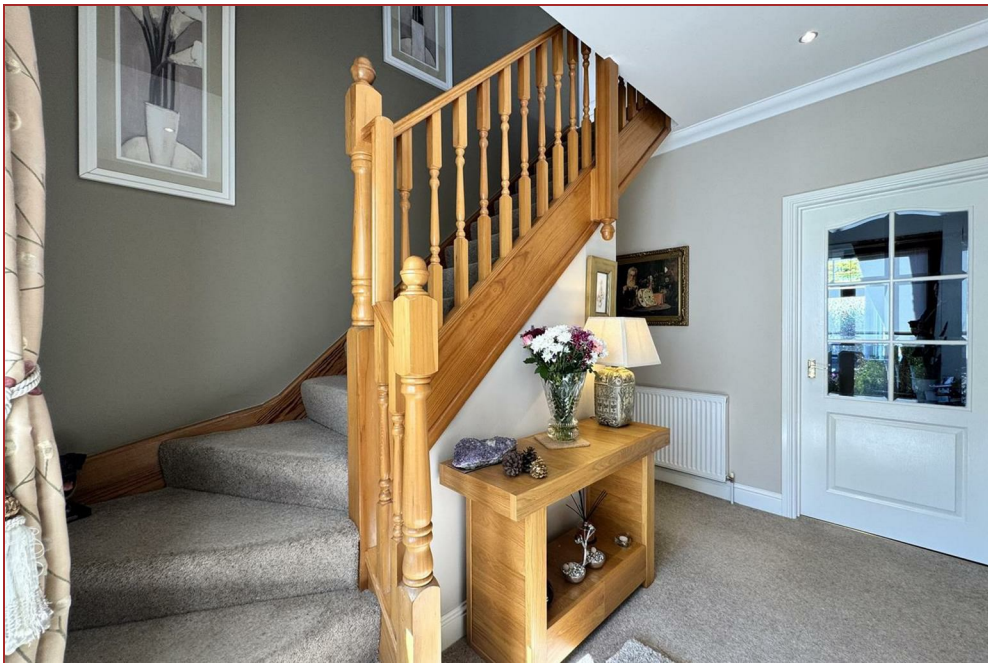
The accommodation consists of a welcoming reception hallway with staircase leading to the upper floor level, clocks/wc with 2-piece suite, generous sized bay windowed lounge, formal dining room, modern fitted dining size kitchen and utility room. An additional separate family room could be utilised as a 5th bedroom if required. The property has 4 bedrooms, one of which is located on the ground floor level and has fitted wardrobes. On the upper floor there is a sizable landing with study area, 3 further great sized bedrooms of which the master bedroom has its own en-suite shower room whilst there is a separate modern fitted family bathroom.

Features of the property include gas central heating, double glazing, monobloc driveway and detached garage.

The gardens are a great size and have been well maintained and enclosed to the rear.

The enclosed floor plan will provide a detailed layout of this sizable family home however both internal and external viewing is highly advised in order to fully appreciate the size, style and setting on offer.

Larkhall is a popular commuter Town on the outskirts of Hamilton. The area 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.



1905.00 sq ft | EER = C



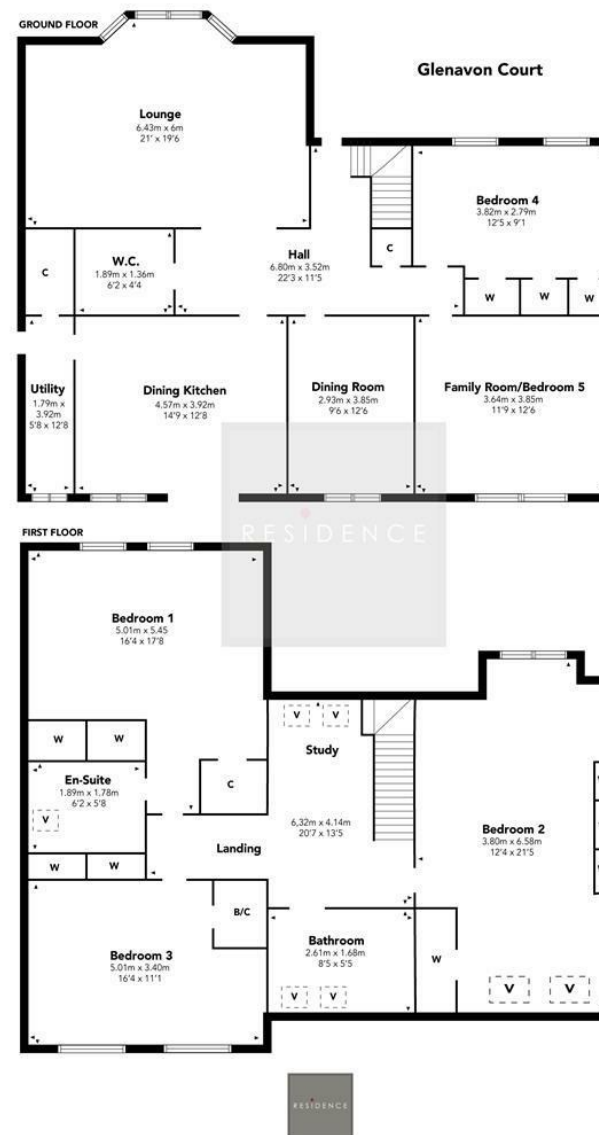
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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors 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.