



RESIDENCE

64 John Street, Larkhall, ML9 2ET

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



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.

3 Bedrooms | 1 Public Rooms | 1 Bathrooms

1119.00 sq ft | EER = D

Located within close proximity of all local amenities, this traditional mid terrace cottage requires modernisation and upgrading throughout.

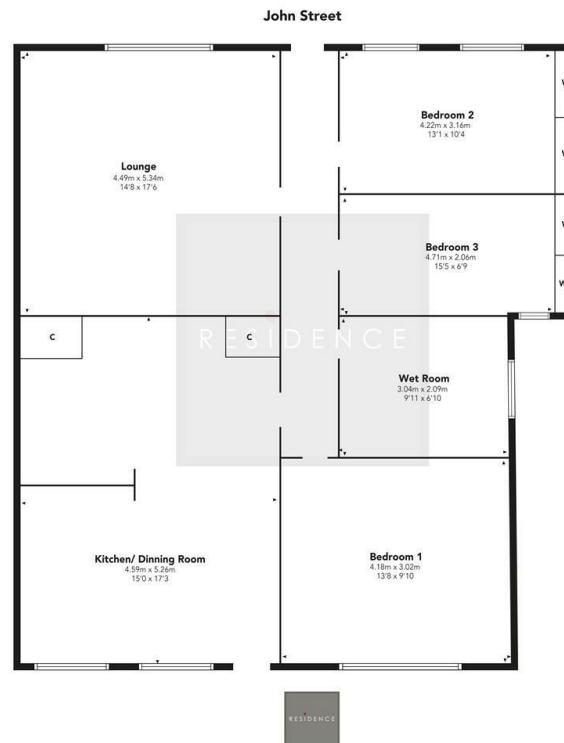
The property will appeal to a developer or DIY enthusiast looking for a project.

The accommodation comprises, entrance vestibule, reception hallway, lounge, open plan kitchen/dining room, 3 bedrooms and a wet room.

The property has gardens to the rear.

Please note that none of the services have been tested and there are no warranties or guarantees provided for this property, it is strictly sold as seen.

Larkhall is a popular commuter village on the outskirts of Hamilton. The nearby Larkhall Train Station provides convenient transport links, while the area benefits from excellent schools, shopping facilities, and sports amenities. The main street offers a variety of pubs, bistros, restaurants, and shops. For commuters, regular bus and train services connect to surrounding towns and cities including East Kilbride, Motherwell, Glasgow, and Edinburgh. Additionally, the nearby M74 and M8 motorways provide superb road links across the west of Scotland and beyond.



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.



RESIDENCE

