



END TERRACE VILLA

1 DICKSON STREET
LARKHALL
ML9 2NF

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Beautifully presented both internally and externally, this impressive END TERRACE VILLA has been improved to a good standard and specification.

Occupying a cul-de-sac position just off Keir Hardie Road, the property is only a few minutes to the Town Centre including Larkhall Station and a wide and varied range of shopping and social amenities, in addition convenient for access to the motorway network, primary schooling and Larkhall Academy.

Oval decorative double glazed and PVC front door onto reception hall with good storage below stairs, well proportioned lounge with ornate focal point fire surround with marble inlay and hearth, 17' fitted dining kitchen with window and double glazed door to rear garden. The preparation area comprises floor and wall mounted polished white veneer fronted units with complimentary granite veneer work tops, tiled splash back and integrated oven, hob, hood and fridge/freezer.

First floor: two double bedrooms, each with extensive built-in fitted wardrobes, a modern fitted and fully tiled shower room comprising three piece suite to include an oval wash hand basin built into vanity unit.

The specification includes oil fired central heating and double glazing. Easily maintained gardens to front and rear.

Measurements

RECEPTION HALL	13'8 (4.18m) x 6'0 (1.83m)
LOUNGE	14'6 (4.44m) x 10'8 (3.27m)
KITCHEN/DINING	17'2 (5.23m) x 8'6 (2.58m)
FIRST FLOOR	
BEDROOM ONE	11'9 (3.60m) x 10'5 (3.17m)
BEDROOM TWO	11'7 (3.54m) x 8'10 (2.69m)
SHOWER ROOM	6'1 (1.86m) x 5'8 (1.74m)

Travel Directions

Travelling south along Union Street, straight ahead at Charing Cross onto Church Street continuing onto Machan Road, turn left onto Keir Hardie Road, right onto Dickson Street and number 1 is immediately on left.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

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Council Tax

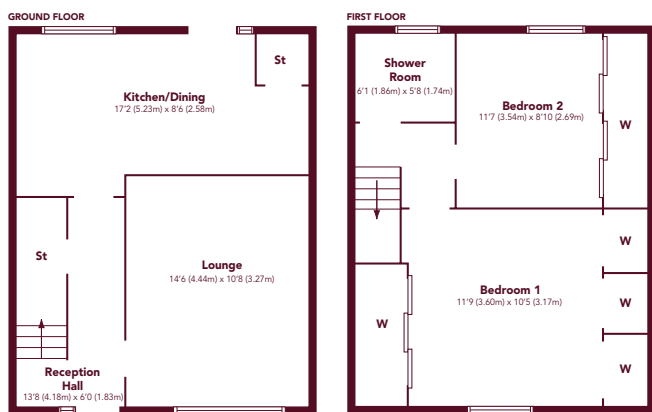
Band A.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
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