



OFFERS OVER

£85,000

Sidehead Road
Stonehouse, Larkhall, ML9 3ER

PROPERTY SUMMARY

****CLOSING DATE WEDNESDAY 17TH JUNE 26 @ 12PM**** Nicely positioned on the periphery of the semi-rural town of Stonehouse is this spacious, two-bedroom, semi-detached villa set within generous, mature gardens. Occupying a substantial corner plot, with beautiful views across the adjacent open countryside, the property although requiring a degree of modernisation, will make an excellent first time buy or family home.

The well-proportioned layout of accommodation comprises; entrance hallway, front facing lounge enjoying the best of the pretty, country outlook, understairs storage, fitted dining size kitchen with two useful pantry cupboards and access to rear garden.

On the upper level are two sizeable double bedrooms both with fitted storage. The first-floor accommodation is completed by a modern, three-piece bathroom with over-bath shower.

The property further benefits from gas central heating, double glazing, driveway, and detached garage. The well-established gardens are mainly laid to lawn, with a slabbed patio area and a variety of plants, shrubs, and trees.

2



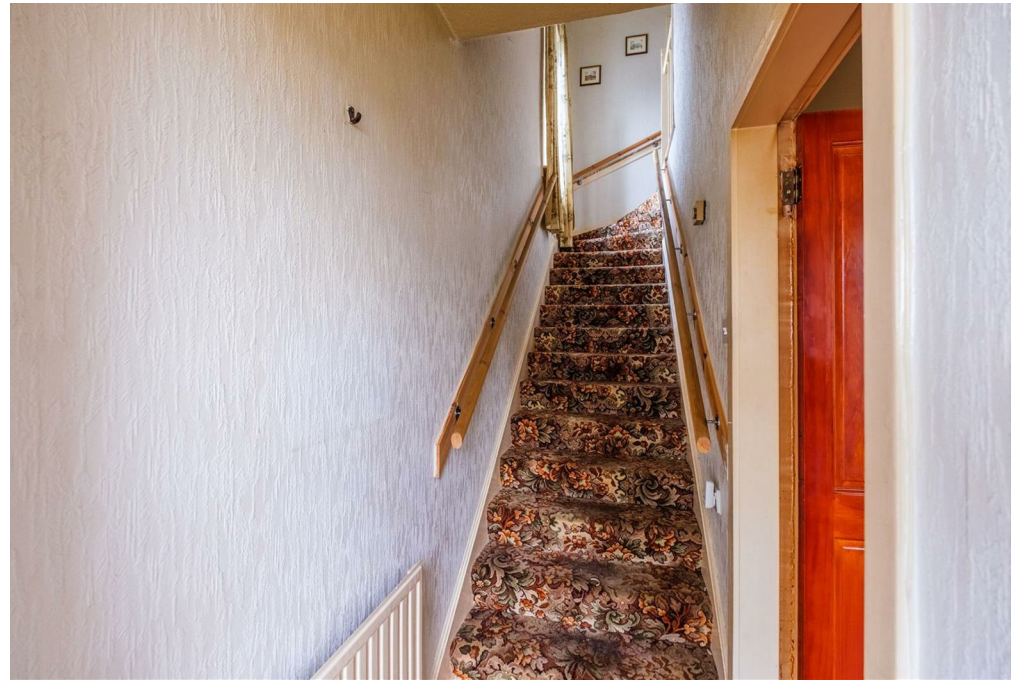
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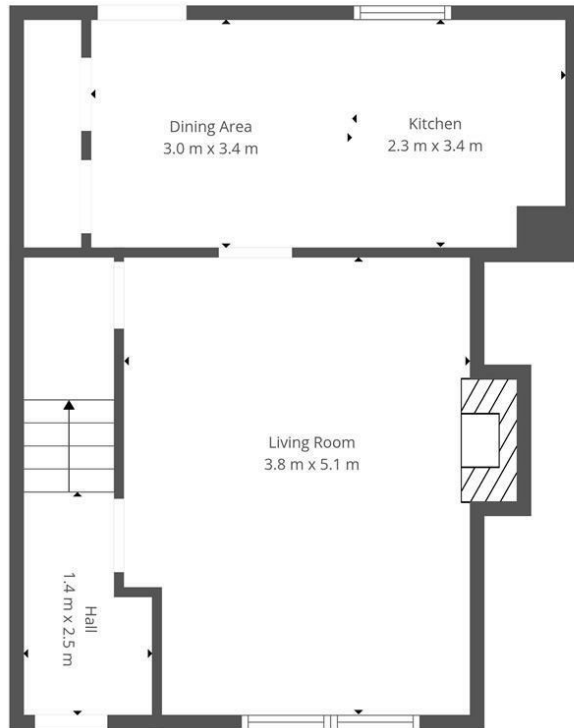
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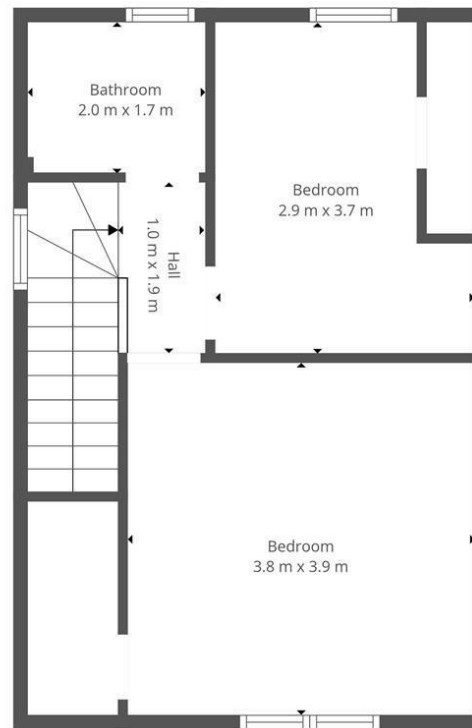








Ground Floor



1st Floor



This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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