



OFFERS OVER

£199,000

Spinner Terrace
Larkhall, ML9 3FX

PROPERTY SUMMARY

Positioned on a generous plot adjacent a pretty wooded area is this attractive, larger style, modern, semi-detached, three-bedroom villa. Constructed by Persimmon Homes, this attractive home boasts bright and spacious rooms, stylish presentation, and an excellent location close to the M74 road network and the 3c bus for those who commute to Glasgow.

The generously proportioned accommodation comprises; broad and welcoming reception hallway with under-stairs storage, two-piece cloaks/wc, front facing lounge, modern dining size kitchen with oven, hob, hood, dishwasher, and French doors leading to rear garden, and useful utility room with side access.

On the upper level accessed via a light and airy landing large enough to set up a study area are three-well-proportioned bedrooms; the master with the luxury of its own three-piece, en-suite shower room and fitted wardrobes. The first-floor accommodation is completed by a three-piece family bathroom and hall storage.

Further benefits of this lovely home are gas central heating, double glazing, and driveway with ample space for several cars. The substantial rear garden is mainly laid to lawn, and fully enclosed providing a safe space for children and pets.

3



2



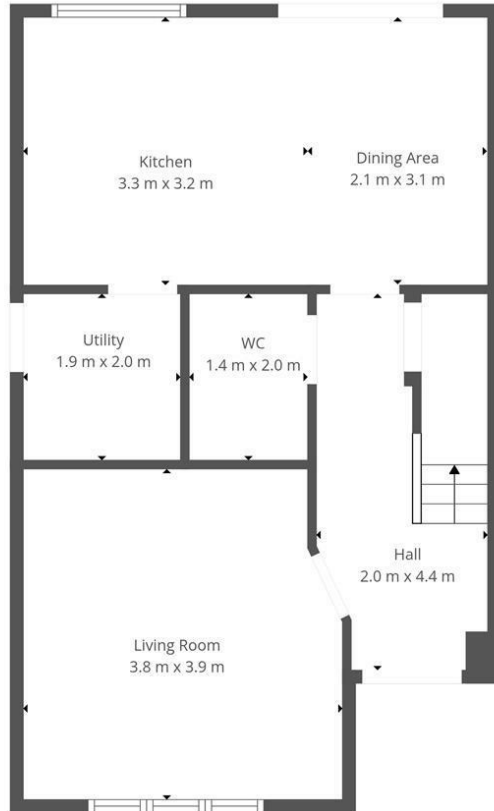
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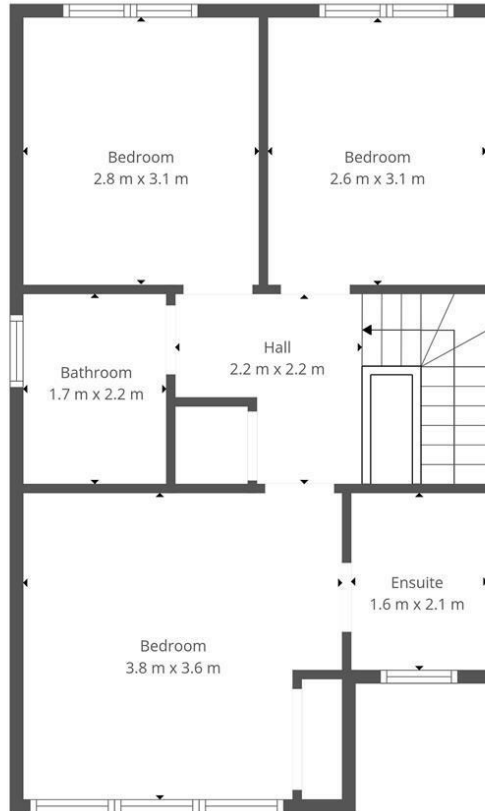








Ground Floor



1st Floor



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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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