



OFFERS OVER

£109,000

Scotia Crescent
Larkhall, ML9 1HN

PROPERTY SUMMARY

Occupying a substantial corner plot position is this well-maintained, end of terrace villa. Modernised and upgraded by the current owners the property boasts a recently fitted kitchen, bathroom, and windows. This lovely home further benefits from excellent attic space offering potential to further develop with the necessary planning consents.

The bright and spacious layout of accommodation comprises; entrance hallway, generous front facing lounge with oak flooring, and recently fitted, tasteful, fitted kitchen with oven, hob, and hood, large pantry cupboard, and access to rear garden.

On the upper floor are two, well-proportioned, double bedrooms, the larger of the two having fitted storage. Accessed from the front bedroom is a fixed staircase leading to the substantial attic space which the current owner has utilised as a craft space; the attic offers potential to further develop with the necessary planning. The first-floor is completed by a stunning, recently fitted bathroom with over-bath shower.

This fabulous home further benefits from gas central heating, double glazing, driveway with space for several cars, and generous, well-kept gardens to front, side, and rear.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

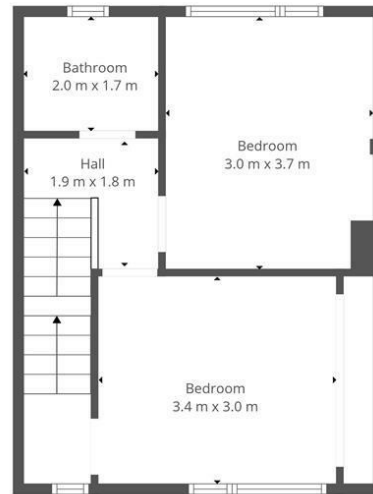
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VIEWINGS

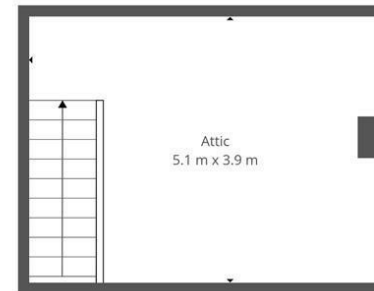
By prior appointment only



Ground Floor



1st Floor



2nd Floor

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			
		71	78
Scotland		EU Directive 2002/91/EC	



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

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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