



OFFERS OVER

£145,000

Braehead Avenue
Larkhall, ML9 1AR

PROPERTY SUMMARY

Situated within the picturesque Millheugh area of Larkhall with beautiful views across the Morgan Glen is this traditional, two-bedroom, mid-terrace, sandstone cottage. Nicely positioned upon the quiet and peaceful address of Braehead Avenue this charming, period home boasts a stunning location, generous all on the level accommodation, and substantial terraced gardens with rear access and detached garage also serving as a home gym by the current owners.

The spacious layout of accommodation comprises; entrance vestibule, broad and welcoming reception hallway with arched detail, front facing lounge enjoying the best of the stunning outlook with original corning, arches, attractive carved fireplace, and log burning stove, and double bedroom with bay window also benefiting from the pretty views.

Situated to the rear of the property is a further double bedroom, modern three-piece shower room, and dining area open plan to stylish, fitted kitchen with oven, hob, hood, and access onto pleasant patio area ideal for outdoor entertaining.

Further benefits of this lovely Victorian home are gas central heating, double glazing, detached garage, and rear access. The generous, mature gardens are terraced with lawn areas, patio offering high level of privacy, and are well-stocked with a variety of plants, trees, and shrubs.

2



1



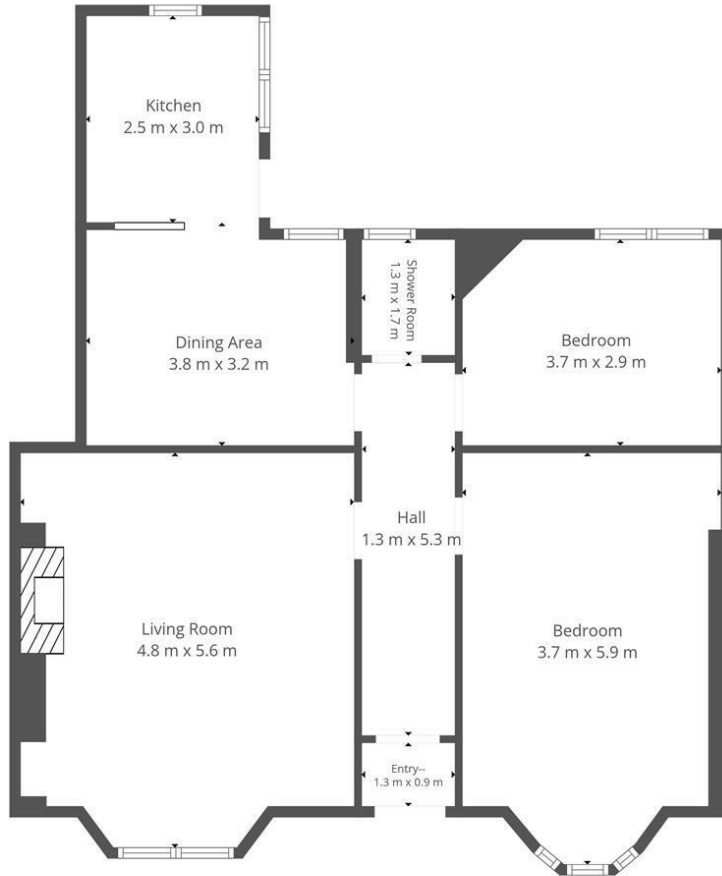
2











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



OFFICE ADDRESS
 9 Townhead Street
 Strathaven
 ML10 6AB

OFFICE DETAILS
 01357 510088
 judithmcgill@cruive-
 estateagents.co.uk

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D	68	79
(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