



OFFERS OVER

**£45,000**

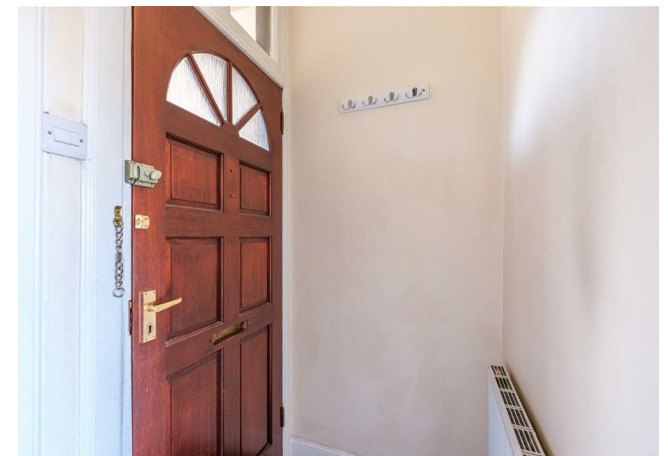
**Argyle Street**  
Larkhall, ML9 3LL

## PROPERTY SUMMARY

Centrally located within the heart of Stonehouse conveniently close to amenities and the 3c bus stop which offers a regular service into Glasgow City Centre is this traditional, upper, one bedroom flat. Well maintained by the current owner the flat has a modern fitted kitchen, modern shower room, and bright and spacious lounge and bedroom with high ceilings. The property would make an excellent first time buy, downsize, or investment purchase.

The well-proportioned layout of accommodation comprises; hallway, front facing lounge semi-open plan to modern, fitted kitchen, generous, double bedroom to rear, and modern, three-piece shower room.

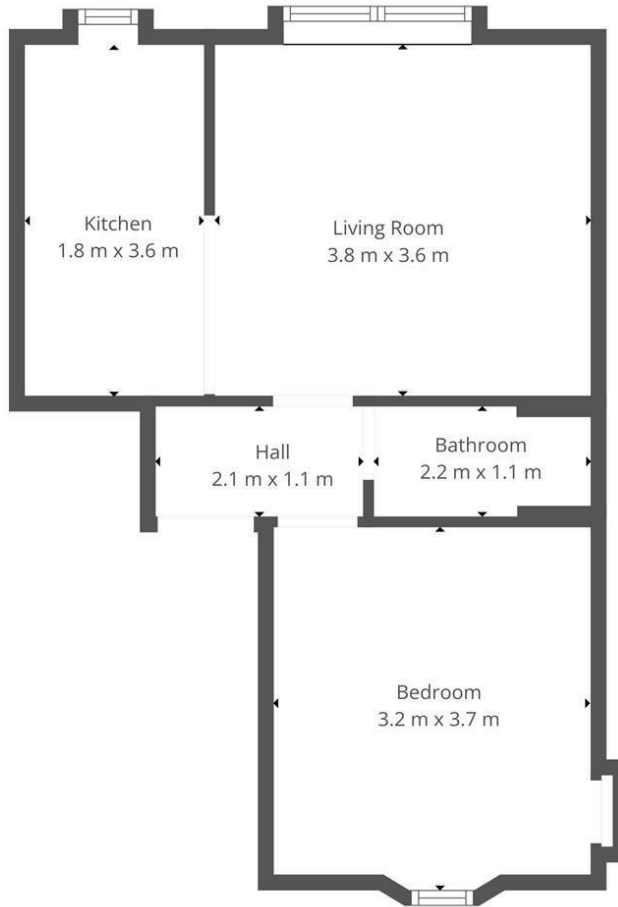
The property further benefits from gas central heating, double glazing and communal rear gardens.











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



**OFFICE ADDRESS**

9 Townhead Street  
Strathaven  
ML10 6AB

**OFFICE DETAILS**

01357 510088  
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**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**


Freehold

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

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