



OFFERS OVER

£165,000

Spinningdale
Larkhall, ML9 3QS

PROPERTY SUMMARY

*****CLOSING DATE TUESDAY 27TH JAN AT 12PM***** Presented to the market in true show home condition is this fully upgraded, stylish, three-bedroom semi-detached villa. Located within the popular Mainsacre Estate with an excellent position enjoying the views across the adjacent countryside, this stunning home offers a discerning purchaser the rare opportunity to acquire a home so well-cared for.

The beautifully presented accommodation comprises; welcoming reception hallway, bright and spacious front facing lounge with feature media wall with striking electric fire inset, French doors leading to dining area, stylish, modern fitted kitchen with integrated appliance, open plan to dining room with French doors leading to pleasant decking area ideal for al fresco dining.

Located on the upper level are three well-proportioned bedrooms; one of which is currently being utilised as a dressing room/office. Completing the first-floor accommodation is a recently fitted, luxurious three-piece bathroom with over-bath shower.

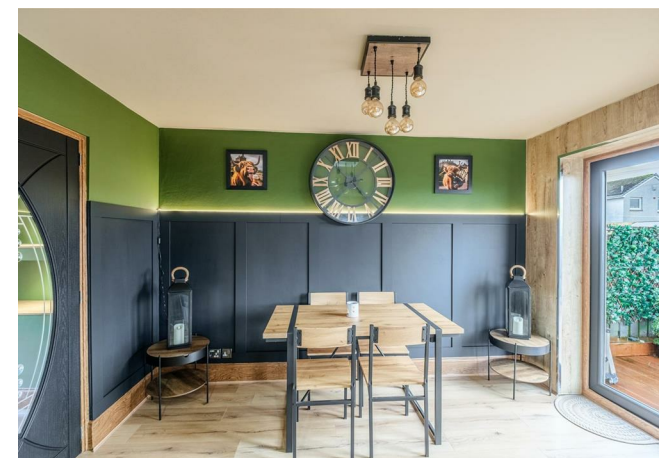
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1



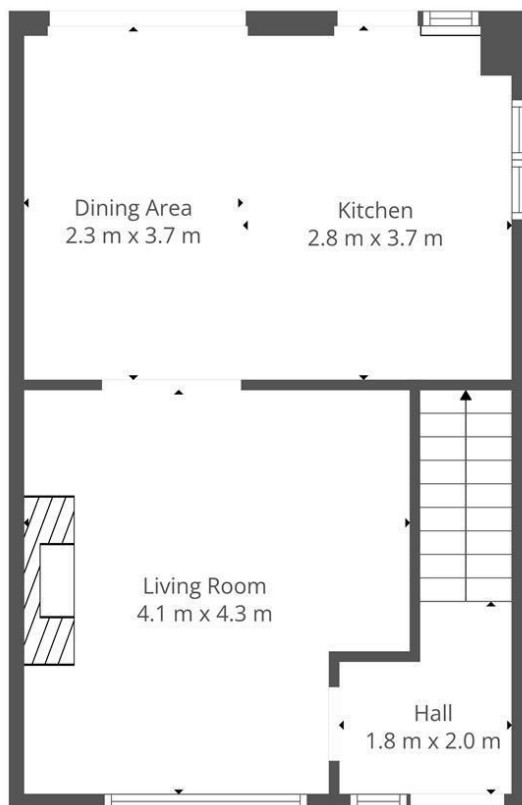
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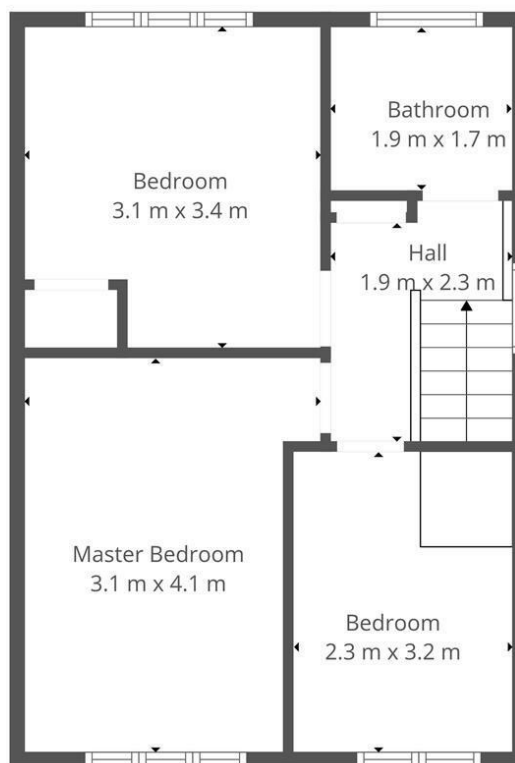








Ground Floor



1st Floor



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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

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	73	81
	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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