

2 Quarry Road

LARKHALL, SOUTH LANARKSHIRE, ML9 1HH



Rarely available three-bed extended sandstone bungalow, fantastic further development opportunity, set on a generous plot, with access to substantial rear garden space



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Situated within a popular residential pocket of Larkhall in South Lanarkshire, this extended three-bedroom detached sandstone bungalow offers excellent family accommodation and occupies a substantial plot, providing both space and privacy. The property presents a fantastic development opportunity for anyone with vision and a flair for interior design to create a stunning home. Currently, the property is ideal for anyone seeking accommodation on one level. However, the opportunity exists, subject to planning approval, to extend into the upper level, which would add incredible extra space if required.

THE LOUNGE



The property benefits from spacious accommodation throughout, including a large lounge and generous room sizes, making it ideal for family life.

THE KITCHEN



At the heart of the home is a very spacious kitchen, fitted with shaker-style units and providing ample storage and worktop space. The kitchen is well equipped with a gas cooker and space for a fridge freezer, creating a highly functional space for cooking and entertaining. Adjacent to the kitchen is a separate utility room and shower room. The utility houses the washing machine and space for a tumble dryer, helping keep the main living areas organised and uncluttered.



THE UTILITY & SHOWER ROOM





The property offers three well-proportioned bedrooms.

BEDROOM 1



BEDROOMS 2 & 3



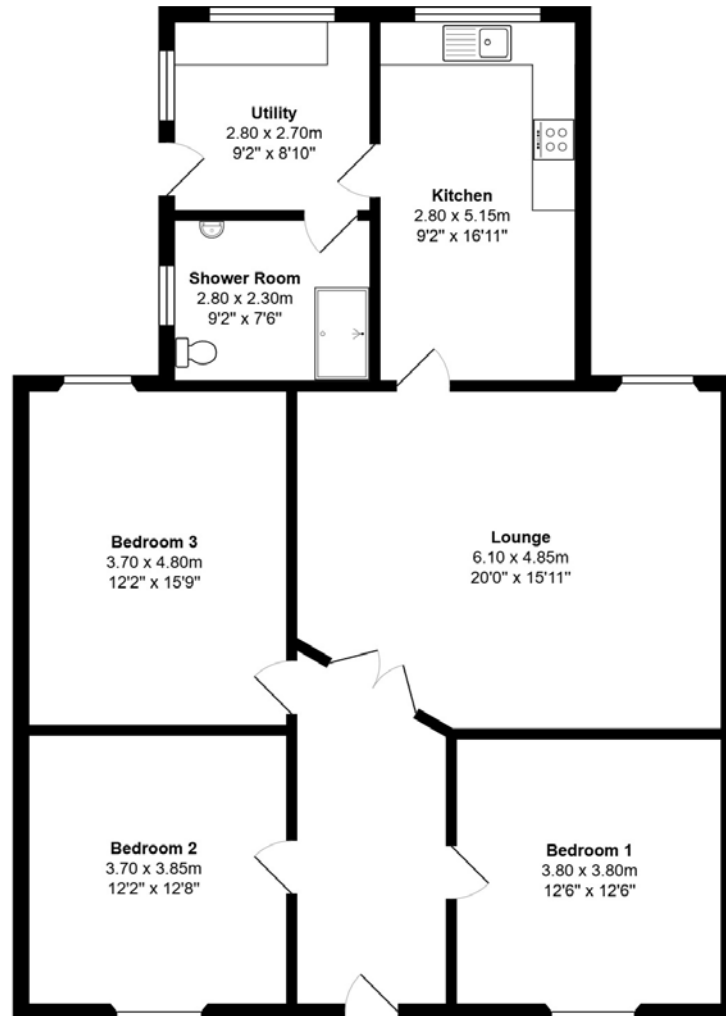
The property enjoys substantial rear garden space. Parking is on-street.

This spacious home offers tremendous opportunity for families seeking generous accommodation, outdoor space and a convenient location within Larkhall. Early viewing is highly recommended to fully appreciate everything this home has to offer.

EXTERNALS

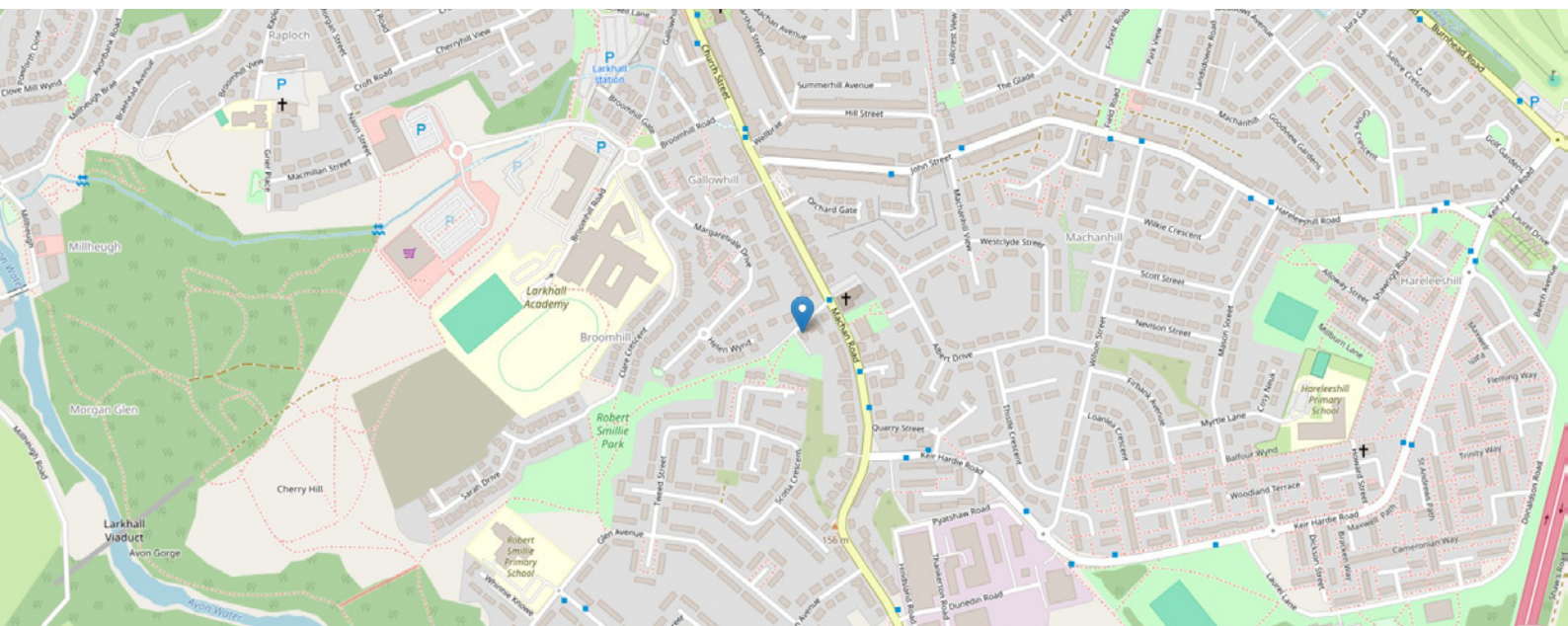


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 90m² | EPC Rating: D



THE LOCATION

The ever-popular town of Larkhall boasts a wide and varied range of shops, bars, restaurants, banks and building societies, with further facilities available in neighbouring Hamilton, Lanark and the charming countryside town of Strathaven.





Local amenities include a multiplex cinema, sports complex, bowling green, golf course, water park, Hamilton Race Course, a 17th-century museum, retail parks, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital.

Larkhall affords access to primary, secondary and further education facilities. Excellent bus and rail services provide easy access to surrounding Lanarkshire areas, with nearby motorway links providing access in and around the entire Central Belt.



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