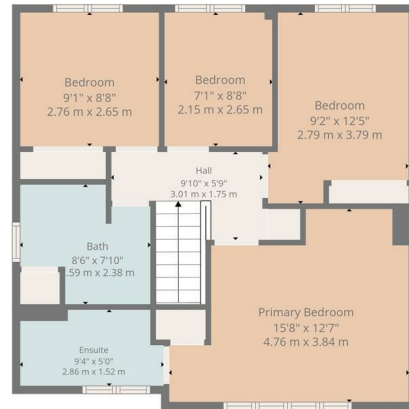




OFFERS OVER  
**£265,000**  
**Toftcombs Crescent**  
Larkhall, ML9 3RA



Ground Floor



1st Floor

4



3



2



Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | 79                      | 83        |
|   | 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



**TOTAL: 1336 sq. ft, 124 m2**  
Ground floor: 703 sq. ft, 65 m2, 1st floor: 633 sq. ft, 59 m2  
EXCLUDED AREAS: PORCH: 24 sq. ft, 2 m2, WALLS: 122 sq. ft, 12 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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