



OFFERS OVER

£239,000

Provost Crescent
Larkhall, ML9 3GE

PROPERTY SUMMARY

Presented to the market in truly walk-in condition is this immaculately maintained, modern, detached family home. Nicely positioned upon a Southwest facing plot within the peaceful, child friendly address of Provost Crescent this attractive home offers bright & spacious family accommodation within a pleasant semi-rural location excellently placed for local schooling & for those commuting with the M74 only a few minutes' drive away.

The stylishly presented layout of apartments comprises; welcoming reception hallway, modern two-piece cloaks/wc, hall storage, useful boot/utility room providing fabulous & well-thought out storage solutions, cleverly designed, quality fitted kitchen with central island, integrated appliances, Belfast sink, much coveted pantry cupboard, & French doors to garden - this stunning room is open to a dining/family area & provides a wonderful space conducive with modern family living. Continuing on the ground floor you will find a generous sunroom with French doors leading to garden, & separate formal lounge to the front with feature electric fireplace. This beautiful layout of apartments has been carefully designed by the current owners with family & entertaining in mind.

On the upper floor are four well-proportioned bedrooms, the master bedroom with the luxury of its own modern, three-piece shower room, & walk-in closet. The first-floor accommodation is completed by a modern, three-piece,

4



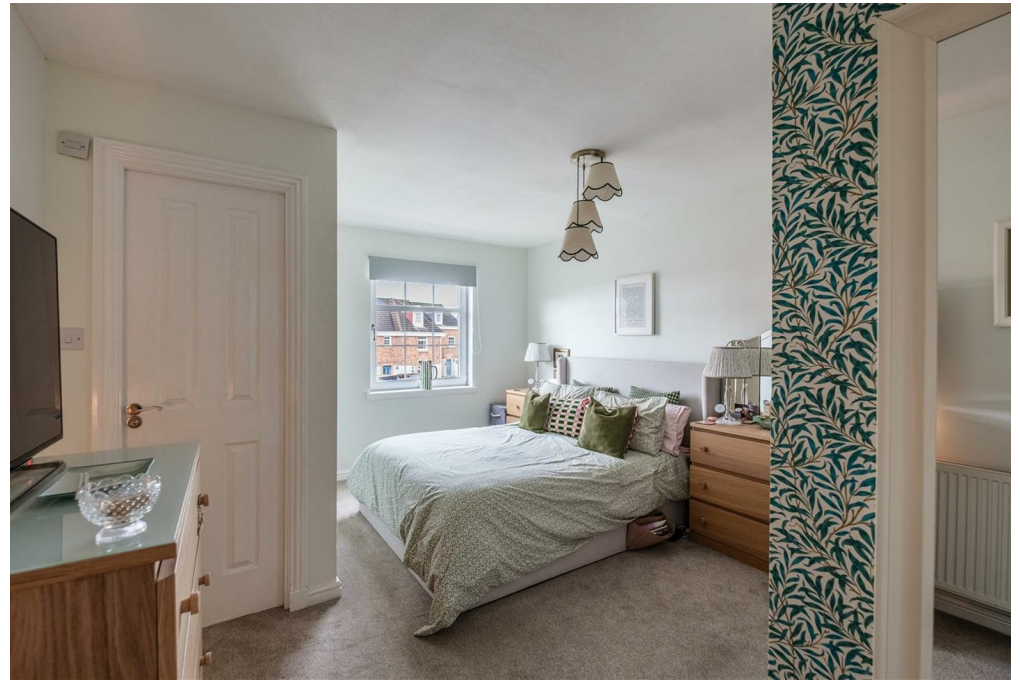
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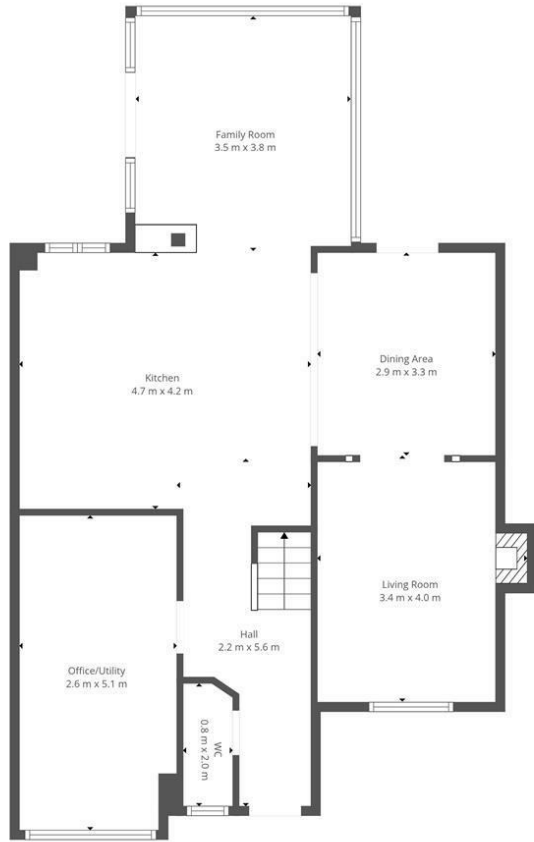
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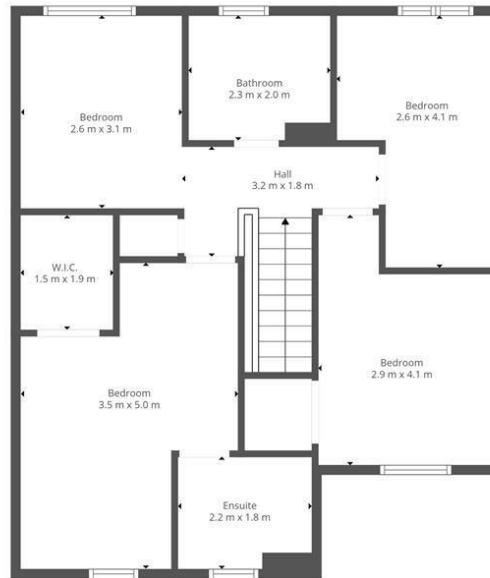








Ground Floor



1st Floor

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



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	69
(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

OFFICE ADDRESS

9 Townhead Street
Strathaven
ML10 6AB

OFFICE DETAILS

01357 510088
judithmcgill@cruive-estateagents.co.uk