

9 Douglas Drive

ASHGILL, LARKHALL, SOUTH LANARKSHIRE, ML9 3AQ



An extended two-bed semi-detached, beautifully upgraded, including a new kitchen, walk-in condition, secure garden space and driveway



01698 537 177



www.mcewanfraserlegal.co.uk

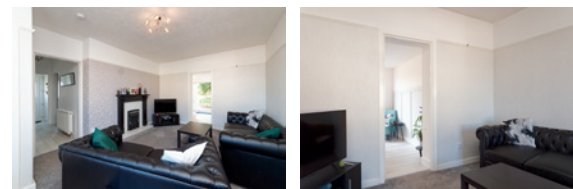


info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this beautifully upgraded and extended two-bed semi-detached home, set in the popular family-friendly area of Ashgill, an area known for its neighbourly spirit.

THE LOUNGE



Accommodation comprises:
A bright entrance hallway,
with a handy Cloakroom/
WC. Leading through to
the spacious lounge, the
room is bright and would
suit a range of furniture
configurations.

THE KITCHEN



The modern kitchen is finished in a stunning range of fitted units, with an integrated electric oven, hob, fridge freezer, dishwasher and washing machine. There's even a smart wine and beer cooler to create the perfect drink after a hard day at the office. The property also benefits from a fantastic extended dining room which could be used for a multitude of uses such as a games room, gym, snug or third bedroom if required. The French doors lead out effortlessly to the sizable rear garden space.



THE DINING ROOM





The shower room is beautifully finished with wet-wall panels. Bright and fresh, with a toilet, sink and a luxury shower set inside a quadrant enclosure. There are two spacious bedrooms in this lovely home, both of which have ample space for free-standing furniture and built-in sliding wardrobes. The home is kept warm and comfortable with double glazing and gas central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



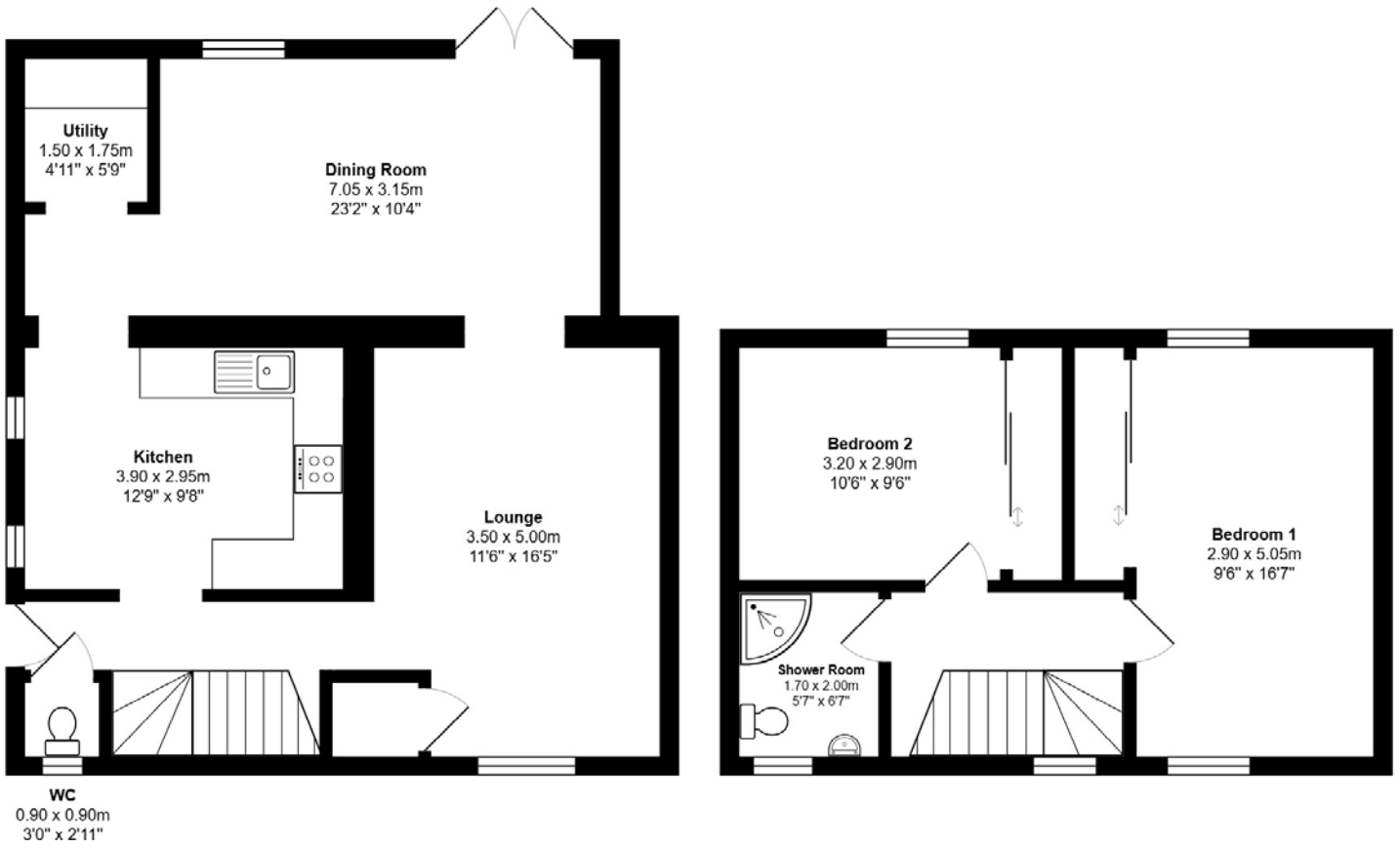
The garden space is very generous, with a stunning sun-deck off the dining room. On sunnier days, it will offer a great place to relax and unwind. Parking is off-street with space for at least two cars.

EXTERNALS



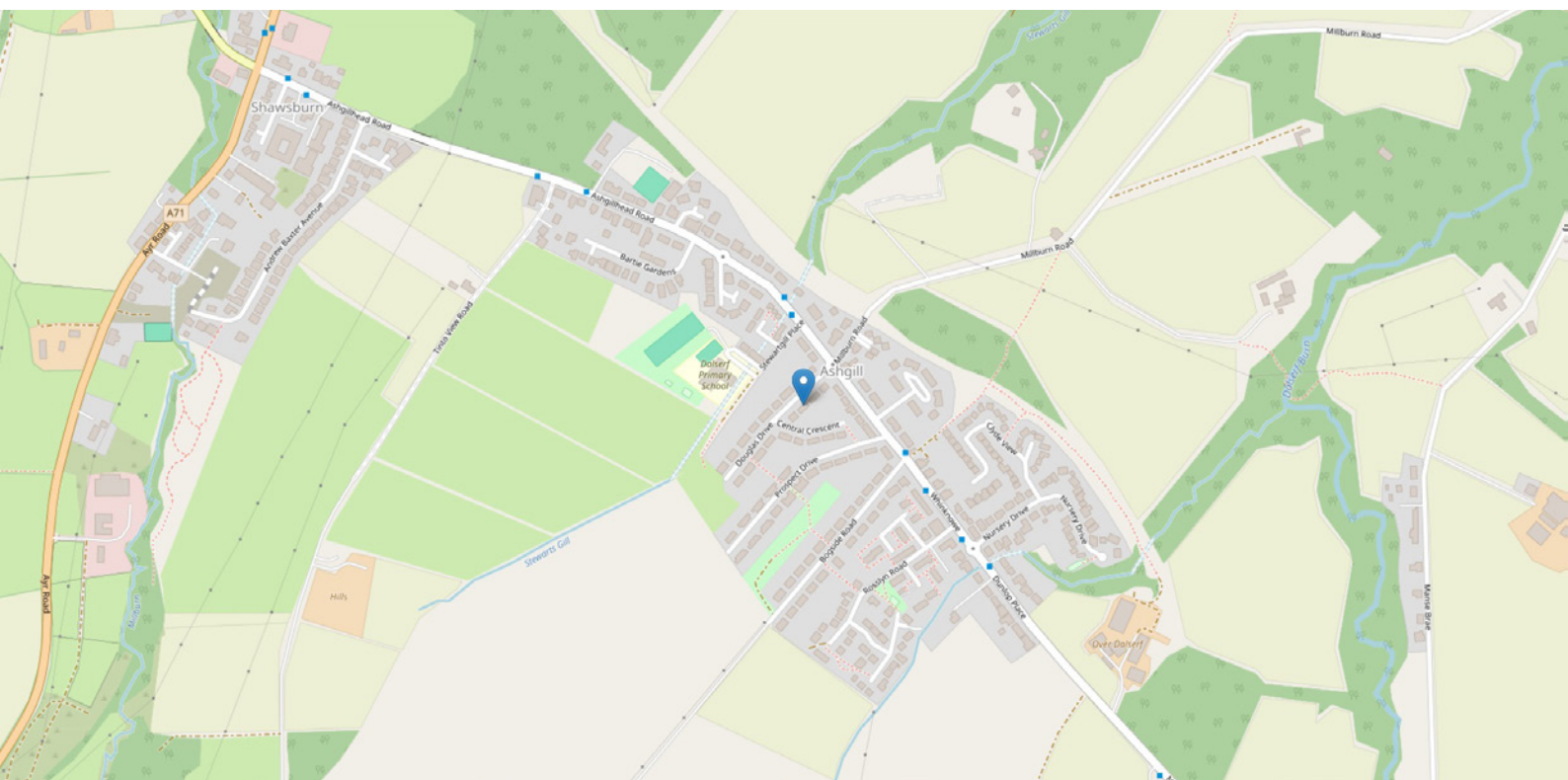
This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Early viewing is highly recommended for anyone seeking a great place to call home.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 104m² | EPC Rating: C



THE LOCATION

The ever-popular village of Ashgill is a great place to call home. Charming and quiet, and only two minutes from the town of Larkhall, which 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 motorway links providing access in and around the entire Central Belt.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.