



**99 London Street**

Larkhall

**Offers over £370,000**



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Situated in the heart of Larkhall, this exceptional five-bedroom detached home extends to approximately 2,300 sq ft and offers luxurious, spacious and highly versatile family living. Having undergone a complete renovation, the property has been finished to an impressive standard throughout and is presented in true walk-in condition, making it a rare and exciting opportunity for discerning buyers.

Upon entering, a welcoming and spacious hallway sets the tone for the rest of the home. The bright front-facing lounge benefits from a large window that floods the room with natural light, creating a warm and inviting living space. At the heart of the property is a stunning open-plan kitchen, dining and entertaining area, beautifully appointed with contemporary wall and floor mounted handleless units, integrated appliances and generous workspace. This impressive space is ideal for modern family living and entertaining alike, with direct access to a practical utility room offering additional storage, fitted units and sink facilities.

To the rear, a comfortable sitting room features French doors that open directly onto the decked area of the rear garden, seamlessly connecting indoor and outdoor living. The ground floor also accommodates two well-proportioned bedrooms, both finished with neutral décor and carpeting, alongside a stylish fully tiled four-piece family bathroom and a convenient WC.

The upper level attic conversion provides further excellent accommodation, with a spacious landing leading to three generously sized bedrooms, each featuring plush carpeting and neutral finishes, while two rooms benefit from dual-aspect Velux windows, allowing for an abundance of natural light. Completing this floor is a contemporary three-piece family bathroom with WC, wash hand basin and bath with overhead mixer shower.

Externally, the property sits within well-maintained grounds featuring a monoblock driveway, a detached double garage, and gardens to the front, side and rear. The outdoor space offers a mix of grass, tarmac and decorative stone chips.

Properties of this calibre rarely come to the market, and early viewing is highly recommended to fully appreciate the space, quality and lifestyle this outstanding home offers.

Ideally positioned within central Larkhall, the property benefits from easy access to a wide range of local amenities including reputable schools, supermarkets, sports facilities, bars and restaurants. Excellent motorway connections are also close by, making this an ideal location for commuters.

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

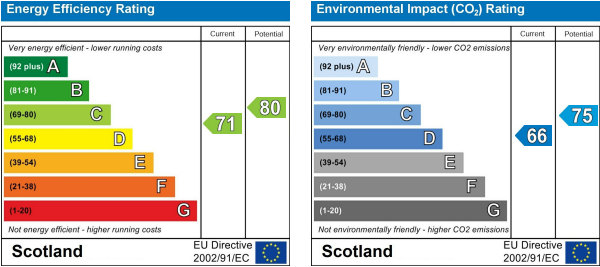
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TOTAL: 214 m2  
Basement 1: 0 m2, Ground floor: 139 m2, 1st floor: 75 m2  
EXCLUDED AREAS: GARAGE: 26 m2, UTILITY: 6 m2, PORCH: 2 m2,  
WALLS: 19 m2



Energy Efficiency Graph



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