Fred.
ESTATE AGENTS

32 Shaw Street

Larkhall

Offers over £90,000

2 1 1 C

Situated within an established residential area of Larkhall, this two-bedroom mid-terraced home offers well-proportioned accommodation and excellent potential for modernisation, with local amenities and transport links easily accessible.

The accommodation begins with an entrance hallway leading to a spacious, front-facing dual-aspect lounge, where windows allow for an abundance of natural light. The lounge provides a welcoming living space, with access to the kitchen, which offers space for fitted wall and floor-mounted units, a rear-facing window and a door providing direct access to the garden.

The upper level comprises two double bedrooms, with the master bedroom positioned to the front and the second bedroom overlooking the rear. Completing the accommodation is a fully tiled shower room, fitted with a WC, vanity wash hand basin and shower enclosure incorporating a rainfall shower.

Externally, the front garden is laid with decorative chips, while the enclosed rear garden features a paved area, offering a practical outdoor space with scope for further enhancement.

Although the property would benefit from a degree of modernisation, it represents an appealing opportunity for first-time buyers, investors or those seeking a home they can update to suit their own preferences.

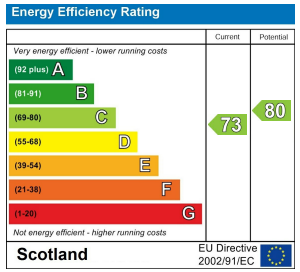
Conveniently located for the amenities and facilities of Larkhall, the property is within easy reach of local shops, supermarkets, schools and everyday services. Excellent road links also provide convenient access to surrounding towns and the M74 motorway network.

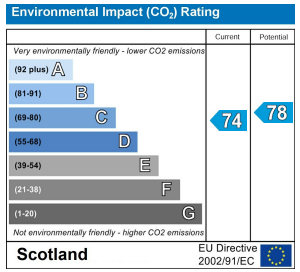
Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

Viewing

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

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk