



OFFERS OVER

£125,000

Highfield Road
Larkhall, ML9 2JD

PROPERTY SUMMARY

Located within the ever-popular area of Machanhill, conveniently placed for well-regarded local schooling, Larkhall train station, and the thriving main street with its excellent range of shops, bars, and restaurants is this well-maintained, extended, two-bedroom, mid terrace villa with substantial garage to the rear.

The bright and well-proportioned accommodation comprises; entrance hallway, generous lounge with feature fireplace, and electric fire inset, fitted kitchen open plan to dining/family area, and access to rear garden.

On the upper level are two, double bedrooms, the master bedroom with excellent storage, three-piece shower room, hall storage cupboard, and access to floored attic.

This lovely home further benefits from gas central heating, double glazing, and large detached garage to rear. The pretty front garden has been well-tended, with the fully enclosed, easily maintained rear garden offering a safe space for pets and children.

2



1



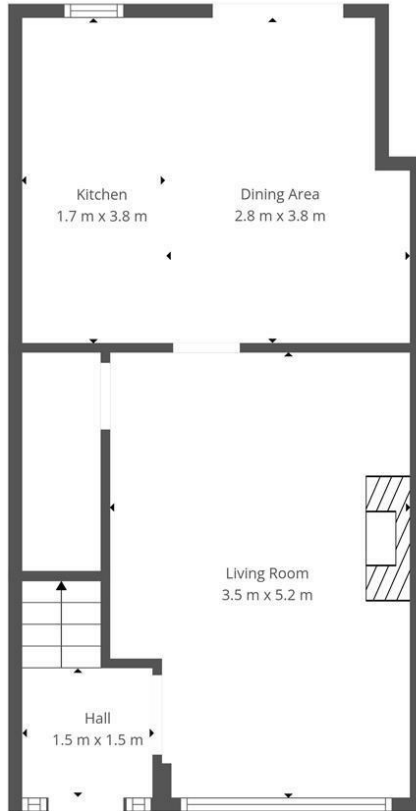
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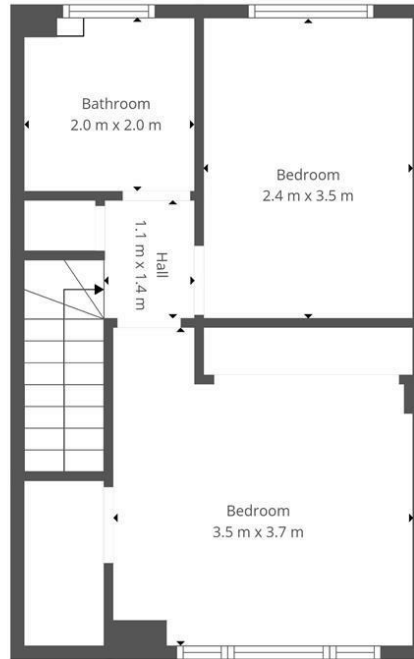








Ground Floor



1st Floor

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

LOCAL AUTHORITY

South Lanarkshire

TENURE


Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

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



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