



AB Properties



98 Craigbank Street  
, Larkhall, ML9 1JP

Offers over £69,000



## 98 Craigbank Street

, Larkhall, ML9 1JP

Well presented two-bedroom lower cottage flat situated within a popular residential area of Larkhall.

The flat boasts generous accommodation arranged over one level comprising of a welcoming entrance hallway, a spacious lounge with a lovely feature fireplace, a brand new kitchen, a contemporary bathroom with shower over bath, and two double bedrooms with fitter wardrobes.

Additionally, the property benefits from gas central heating, double glazing, and ample storage facilities.

Externally, to the front of the property, is a modest garden. The private rear garden is primarily laid to lawn with a chipped drying area.

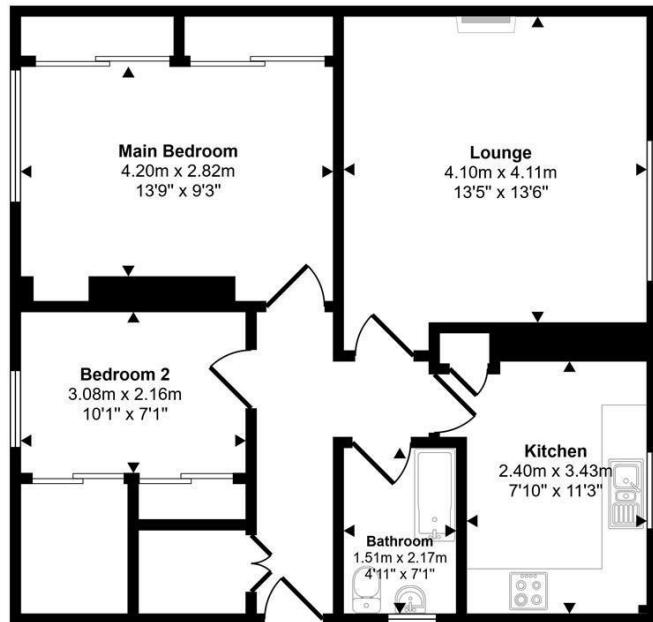
Craigbank Street, is situated close to local amenities in Larkhall with its shops, bars, restaurants, bank, Sports Centre, Golf Course, Bowling Green all within walking distance.

For those who commute by public transport Larkhall Train Station is a short walk away which provides direct links to Glasgow, Edinburgh and the central belt. For those commuting by car the road network links with the M74 motorway both north and southbound and to the M8 motorway linking Glasgow and Edinburgh.



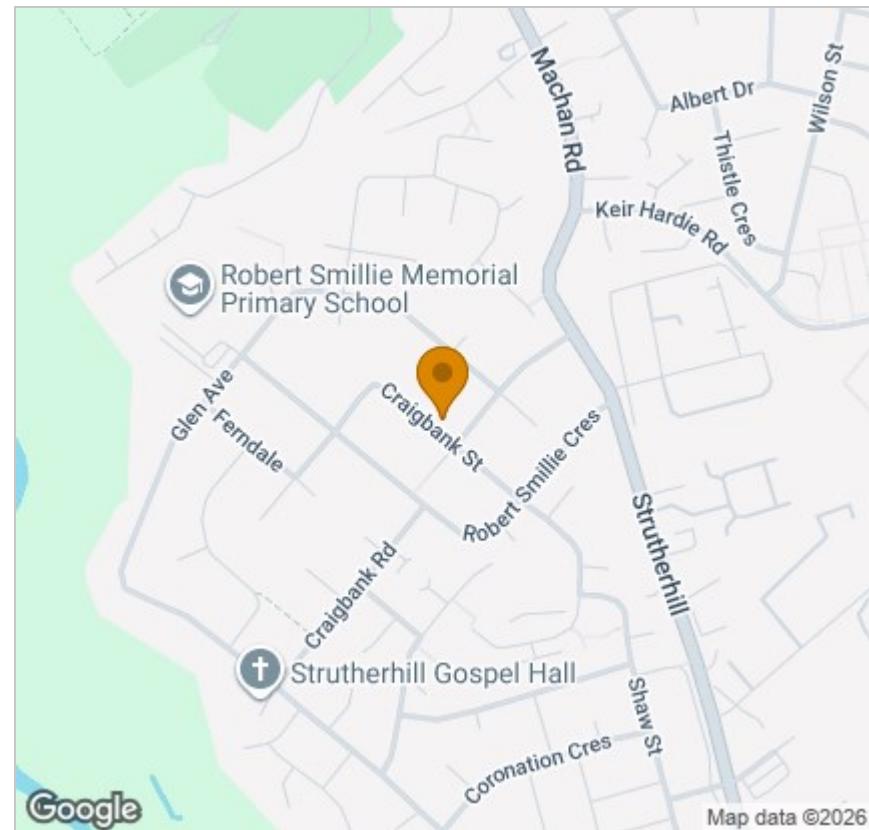


Approx Gross Internal Area  
68 sq m / 729 sq ft

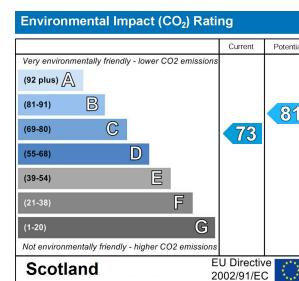
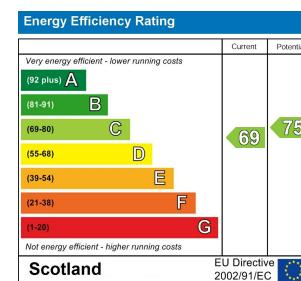


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077  
if you wish to arrange a viewing appointment for this property or require further information.

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.