

cruise
ESTATE AGENTS

OFFERS OVER

£279,000

Vicars Road
Larkhall, ML9 3EB

PROPERTY SUMMARY

Perfectly positioned within what is arguably the most desirable address in the lovely town of Stonehouse is this handsome, four-bedroom, Victorian sandstone semi-detached villa. Behind its attractive blonde facade lies a deceptively spacious layout of truly immaculate accommodation boasting a wealth of original features. Offering a discerning purchaser the rare opportunity to acquire a property of this calibre, number 21 Vicars Road is sure to popular with a broad section of buyers.

The substantial and well-appointed layout comprises; entrance vestibule, welcoming reception hallway, stunning front facing formal lounge with bay window, feature fireplace, and French doors leading to dining room, stunning modern fitted kitchen with integrated appliances including range style cooker, and breakfasting bar, utility/boot room with neatly concealed space for appliances, side access to garden, modern three-piece bathroom with over-bath shower, and sunroom currently being utilised as sitting room; from this room the garden can be accessed via French doors.

Accessed via a striking turned staircase is the middle landing where a beautiful master double bedroom with fitted wardrobes can be found. Also accessed via this level is a modern, three-piece shower room. Continuing to the spacious

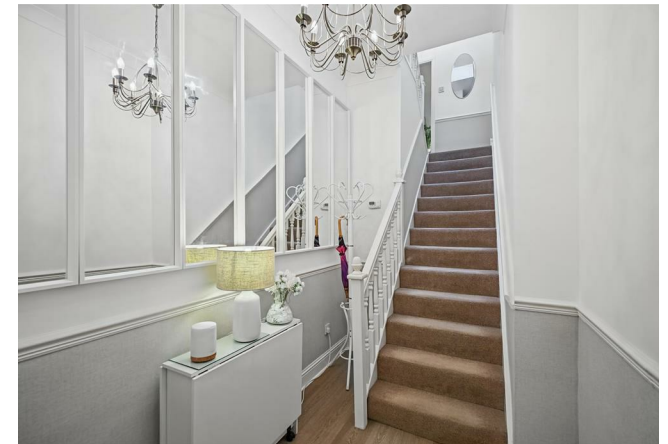
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2



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



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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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