

£99,000

Brankston Avenue
Larkhall, ML9 3JF

PROPERTY SUMMARY

Offering a fabulous opportunity for a discerning purchaser to acquire a property with scope to add value to, is this spacious, two-bedroom, end-terrace, villa requiring a degree of upgrading. With generous gardens, driveway with ample space for several cars, and substantial detached garage the property will make a great first time buy or family home.

The accommodation comprises; entrance hallway with sizeable under-stairs storage, bright front facing lounge with archway to dining area, and fitted kitchen with access to rear garden.

On the upper level are two well-proportioned double bedrooms, and a modern three-piece family bathroom with over-bath shower.

The property further benefits from gas central heating and double glazing. With some love and attention, the generous and well-established gardens will provide a great space to enjoy with family and friends.

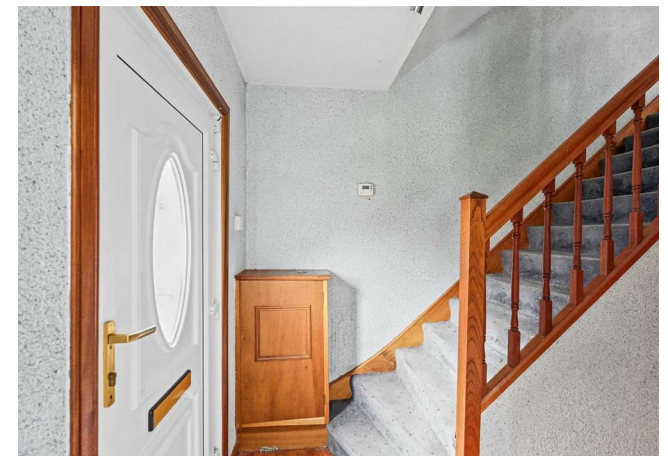
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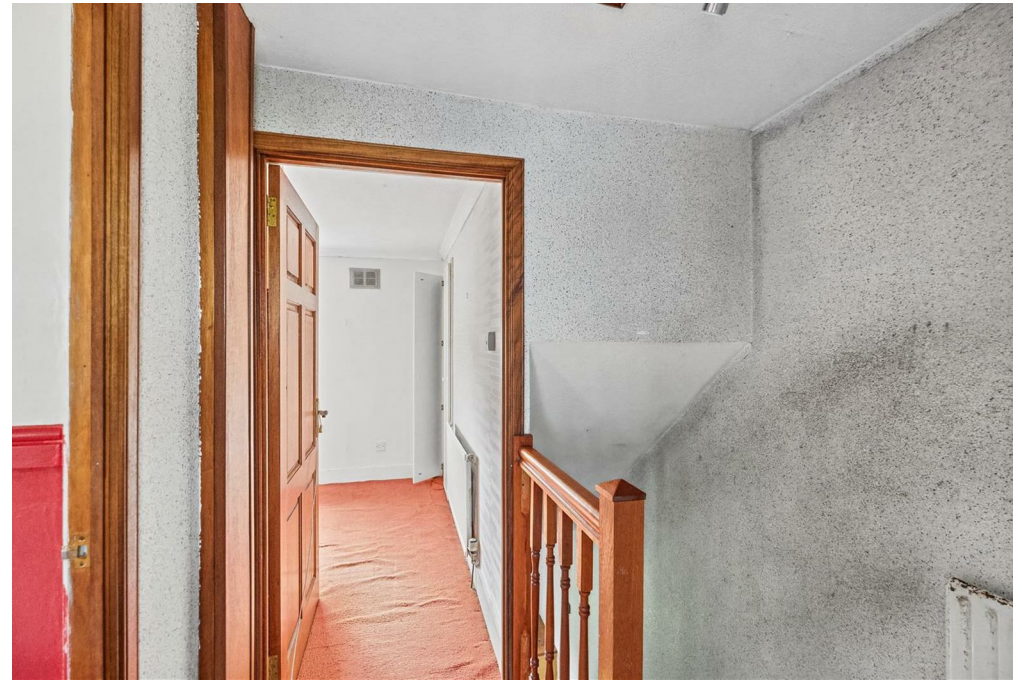
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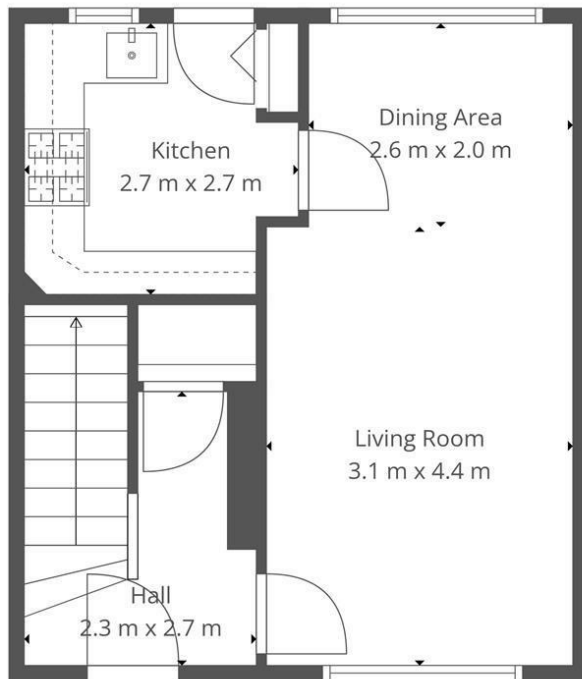
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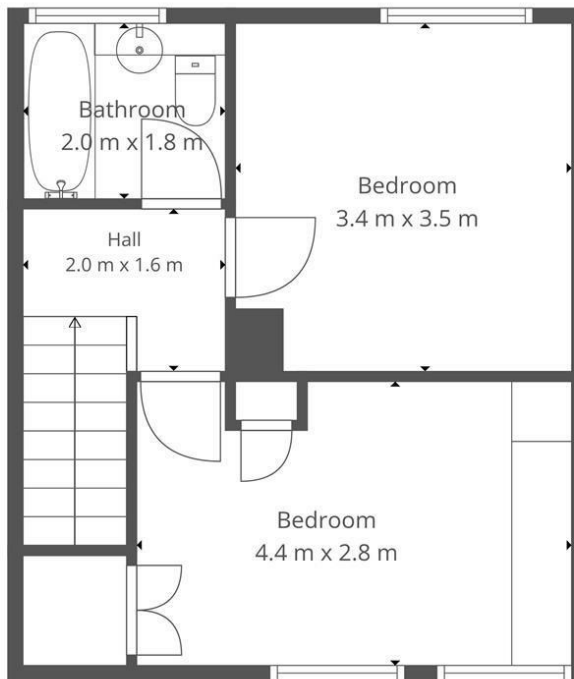








Ground Floor



1st Floor



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



OFFICE ADDRESS
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Strathaven
ML10 6AB

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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