



OFFERS OVER

**£299,000**

**Secaurin Avenue**  
Larkhall, ML9 3NZ

## PROPERTY SUMMARY

Occupying a generous corner plot position within the ever-popular, family friendly development of Mainsacre is this immaculately maintained, deceptively spacious, four-bedroom, detached bungalow with substantial detached garage/bar/entertainment space and detached cabin currently used for cottage business. With bright and spacious accommodation and easily maintained gardens offering high level of privacy this beautiful home would make an excellent home for a growing family or those looking for all on the level living.

The well-appointed layout of apartments comprises; broad and welcoming reception hallway, modern two-piece cloaks/wc, front facing dual aspect lounge, dining room, stylish, modern fitted, dining size kitchen with oven, hob, and hood, and access to rear garden, and master bedroom with modern, en-suite bathroom with over-bath shower, and walk-in closet.

Continuing the beautifully presented accommodation are a further three, double bedrooms, utility room, hall storage cupboards, and stunning, four-piece, modern bathroom.

4



2



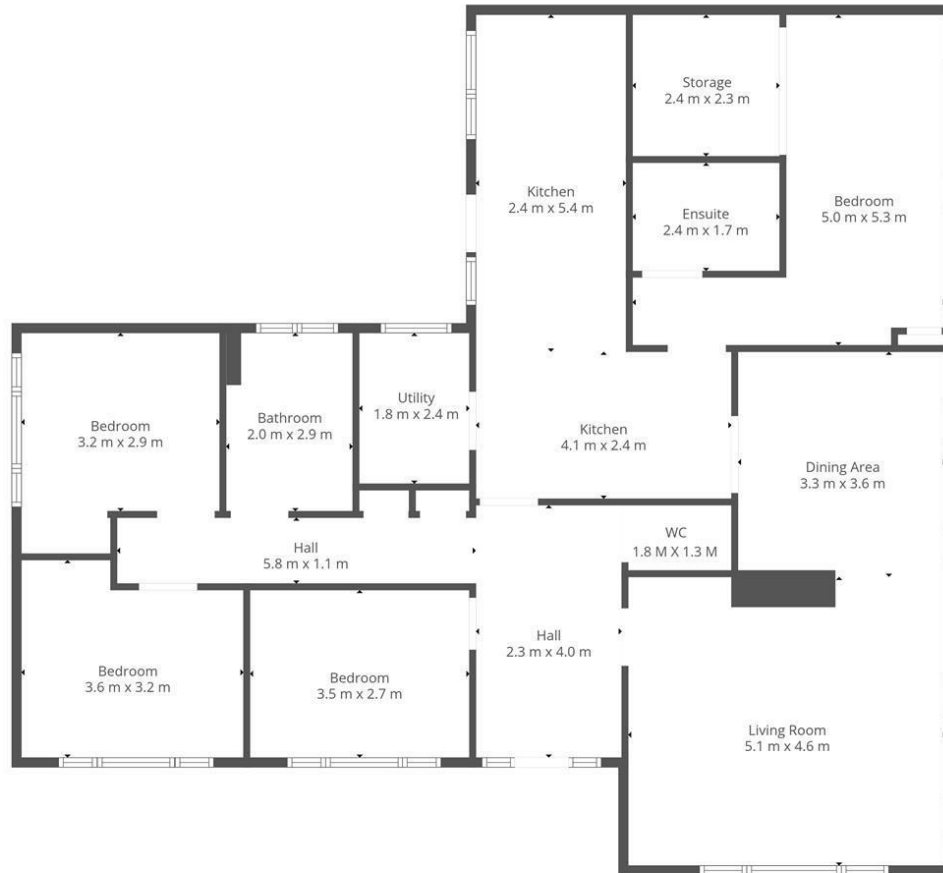
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This Floorplan Is Intended To Give An Indication Of The Layout Only.

### LOCAL AUTHORITY

South Lanarshire

### TENURE

Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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