

cruive  
ESTATE AGENTS

0187 510085  
FOR SALE  
cruive  
ESTATE AGENTS

OFFERS OVER

£185,000

Victoria Street  
Larkhall, ML9 2BW



## PROPERTY SUMMARY

Situated conveniently close to Larkhall's thriving main street with its a vast array of local shops, cafes, restaurants, and wine bars, and to the train station with its regular service into Glasgow city centre is this attractive, Victorian blonde sandstone, semi-detached villa. Constructed circa 1900, this charming home offers bright and spacious apartments, flexible family accommodation, and a substantial, fully enclosed, rear garden, this lovely period home is certain to be popular with a wide range of buyers

The stylishly presented layout of apartments comprises; entrance vestibule, welcoming reception hallway with under-stairs storage, ground floor, front facing double bedroom, generous lounge with pleasant outlook over rear garden, hallway with rear access, tasteful, modern, fitted kitchen with oven, hob, and hood, and modern three-piece, family bathroom with over-bath shower.

On the upper level you will find two bedrooms; a substantial master bedroom with built in storage, and a smaller single boxroom/bedroom with Velux window. All apartments and tastefully and freshly decorated.

This lovely home further benefits from gas central heating, double glazing, and a generous, fully enclosed, child and pet friendly rear garden mainly laid to lawn, with patio area ideal for outdoor entertaining.

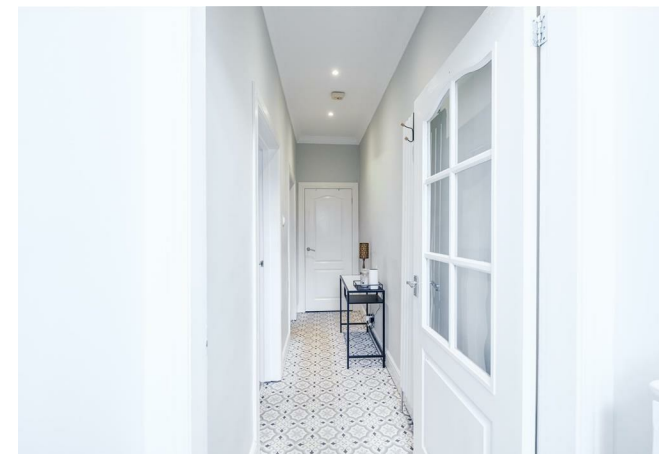
3



1



1







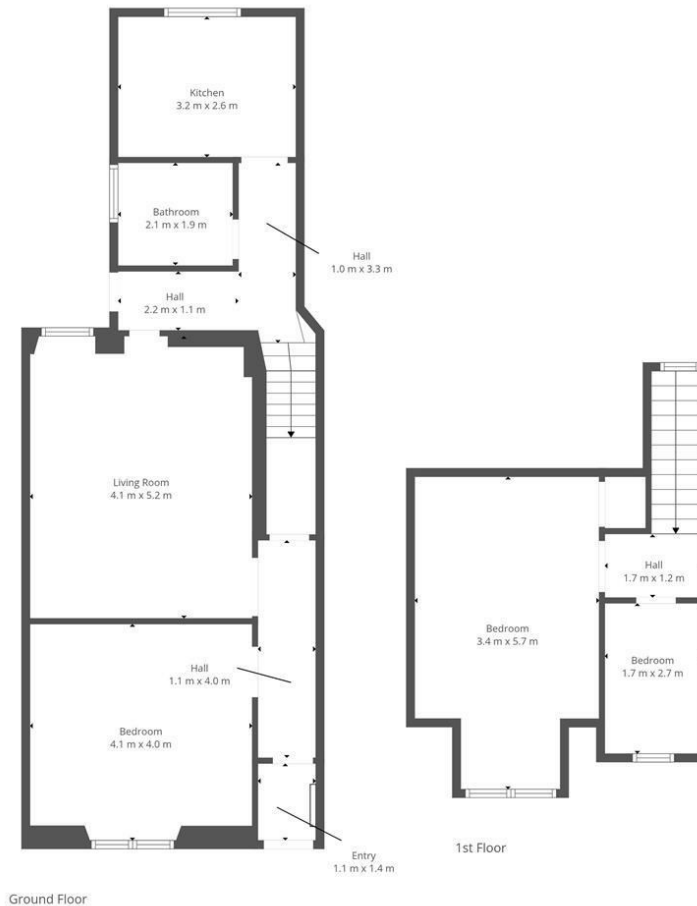












This Floorplan Is Intended To Give An Indication Of The Layout Only.

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

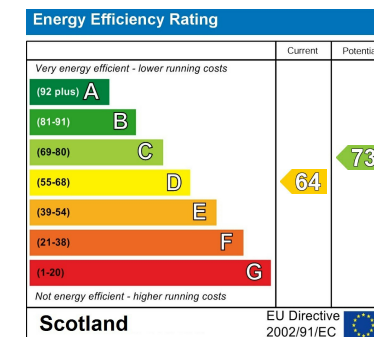
Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only



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



**cruive**  
ESTATE AGENTS

### OFFICE ADDRESS

9 Townhead Street  
Strathaven  
ML10 6AB

### OFFICE DETAILS

01357 510088  
judithmcgill@cruive-  
estateagents.co.uk