



OFFERS OVER

£210,000

Vicars Road  
Larkhall, ML9 3EB

## PROPERTY SUMMARY

Nicely positioned within what is arguably the town's most desirable address is this beautifully presented, traditional blonde sandstone, semi-detached villa. With a pretty, leafy outlook, spacious and versatile accommodation over two levels, and a substantial self-contained outhouse within the mature, fully enclosed rear garden, this stunning period home is sure to be popular with a broad section of the market.

The well-appointed layout of accommodation comprises; entrance vestibule, welcoming reception hallway, generous front facing formal lounge with feature fireplace with gas fire inset, detailed cornicing, and original bookcase shelving; this lovely room would also serve well as a third double bedroom at ground floor.

Located to the rear of the property the stylishly presented accommodation continues with an attractive lounge with log burning stove, deep recessed side window, and French doors leading to tasteful, modern, dining size kitchen with useful pantry cupboard, integrated appliances, Belfast sink, and French doors to rear garden.

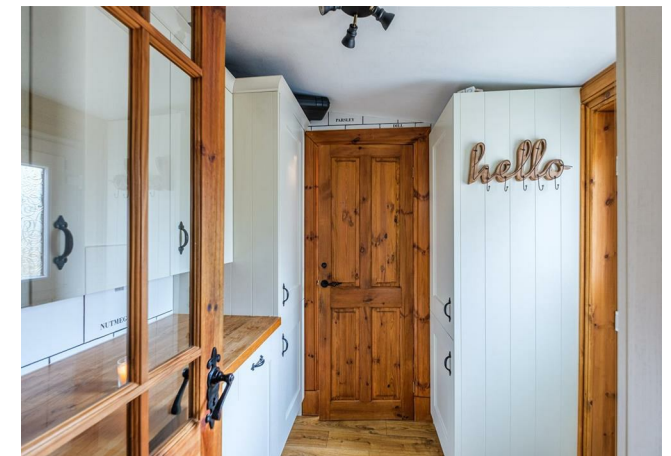
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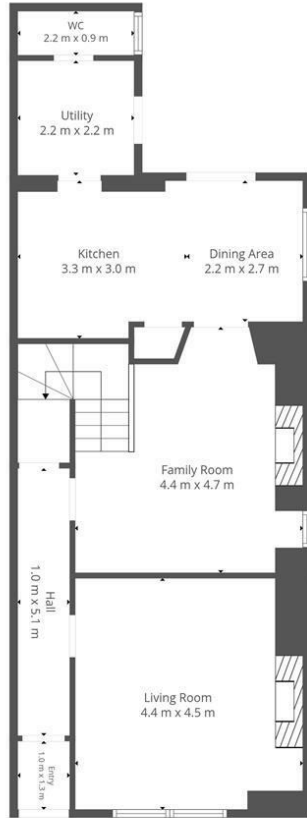
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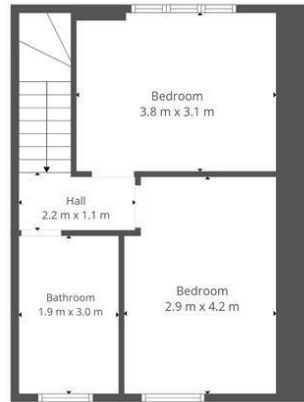








Ground Floor



1st Floor

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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