



OFFERS OVER

**£189,000**

**Argyle Street**  
Larkhall, ML9 3LL

## PROPERTY SUMMARY

Presented to the market for the first time in five decades is this traditional, semi-detached, family home. Constructed circa 1850 this substantial, period property having once served as a doctor's surgery will be well-known locally and offers a rare opportunity for a family to acquire a wonderful home of this calibre. With a spacious and versatile layout, convenient central location, and considerable detached garage/workshop to the rear, this beautiful Victorian home is sure to be popular.

The well-proportioned accommodation comprises; entrance vestibule, broad and welcoming reception hallway with original staircase and ornate, wrought iron balustrade, hall storage, spacious lounge with feature fireplace, fitted kitchen with access to rear, two substantial utility/boot rooms, modern, two-piece cloaks/wc, and home office which could easily lend itself to being a dining room or ground floor double bedroom.

Accessed via the pretty, turned staircase is a middle landing which a rear facing double bedroom, and modern, three-piece, family bathroom, and hall cupboard can be found. Flooded with light, the pretty upper landing gives access to a further two generous, dual aspect, double bedrooms; the master bedroom has the benefit of a large walk-in closet.

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## LOCAL AUTHORITY

South Lanarkshire

## TENURE


Freehold

## COUNCIL TAX BAND

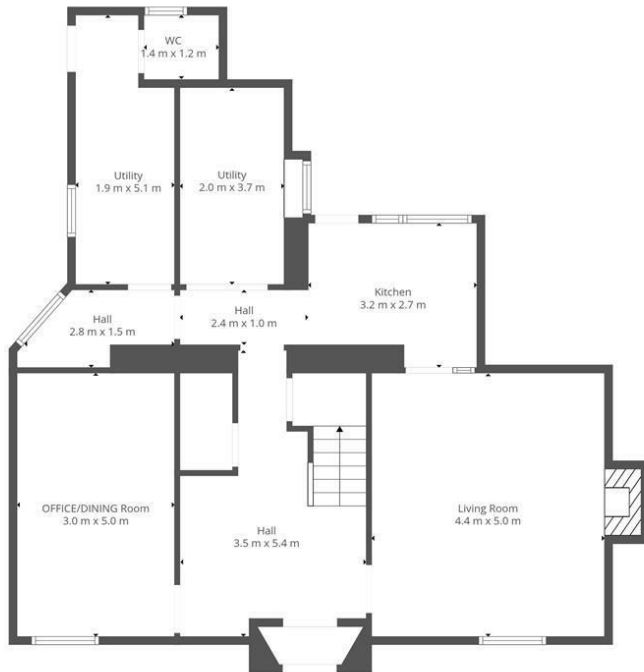
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## VIEWINGS

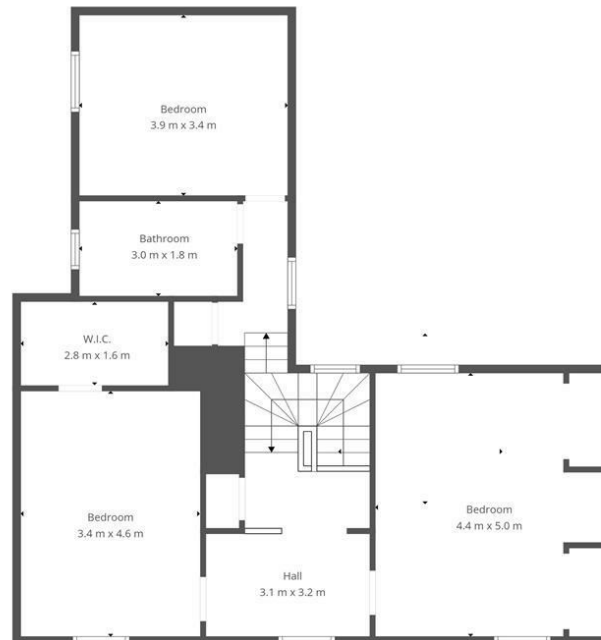
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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



Ground Floor



1st Floor



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



**OFFICE ADDRESS**  
9 Townhead Street  
Strathaven  
ML10 6AB

**OFFICE DETAILS**  
01357 510088  
judithmcgill@cruive-  
estateagents.co.uk