

OFFERS OVER

£179,000

Spinner Terrace
Larkhall, ML9 3FX

PROPERTY SUMMARY

Occupying a lovely position overlooking a pleasant woodland area within the popular, Persimmon development of Avon Water is this immaculately maintained, modern, three-bedroom, semi-detached villa. With a quiet cul de sac setting, stylishly presented interior, and easily maintained South facing garden, this attractive property is sure to appeal to a broad section of buyers.

The well-proportioned layout of accommodation comprises; entrance hallway, modern two-piece cloaks/wc, generous, front facing lounge overlooking wooded area adjacent to property, and a spacious, modern, dining size kitchen with oven, hob, hood, large pantry cupboard, and French doors leading to garden.

Located on the upper level are three bedrooms; the master with its own modern, en-suite, shower room. The first floor is completed by a modern, three-piece bathroom with over-bath shower, and access hatch to attic space.

Further benefits of this fabulous home are gas central heating, double glazing, and private parking to front. The South facing, easily maintained, and fully enclosed rear garden has a section of patio, artificial lawn, and timber garden shed. There are raised ornamental beds to the side of the property.

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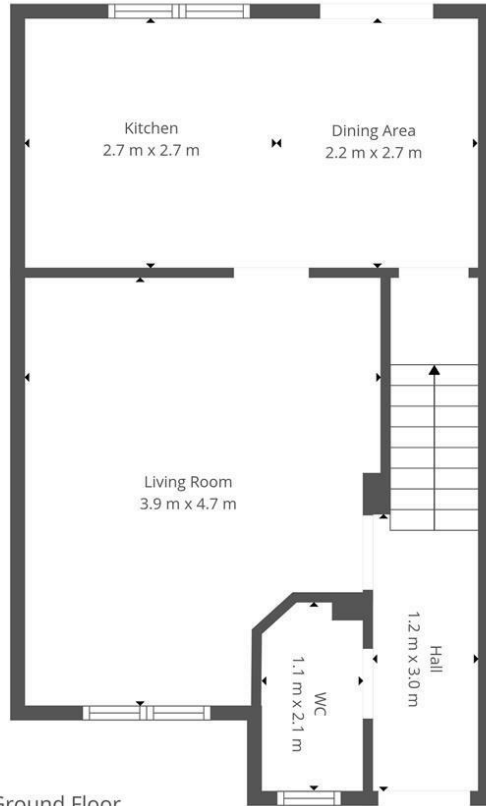
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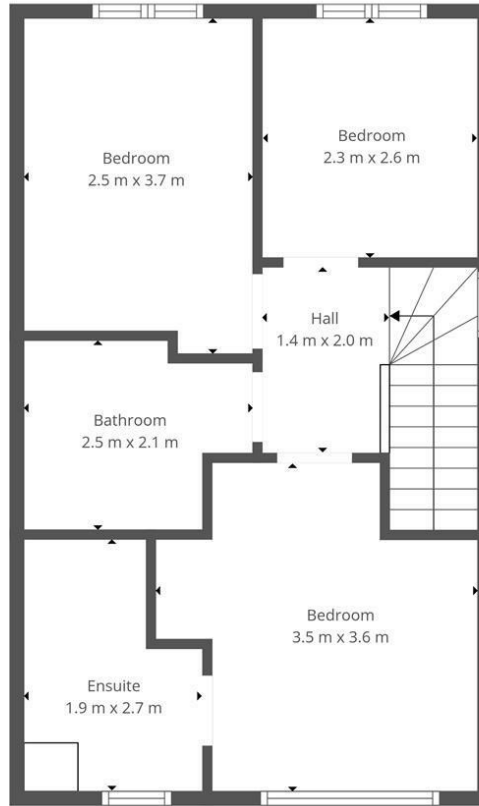








Ground Floor



1st Floor

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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



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