



OFFERS OVER

£210,000

Hamilton Way
Larkhall, ML9 3PU

PROPERTY SUMMARY

Located within the quiet and peaceful cul de sac of Hamilton Way enjoying a pleasant outlook across to the very pretty St Ninians Church is this beautiful, detached bungalow presented to the market in truly walk-in condition. Constructed by the current owner circa 1996, the bright and spacious accommodation extends to approximately 840sqft. A personal choice when building the property was to opt for two generously proportioned bedrooms as opposed to the three smaller bedrooms originally intended within the plans, resulting in more impressive and useable apartments.

The immaculately maintained accommodation comprises; entrance vestibule, welcoming reception hallway with storage, substantial front facing lounge with bay window and feature fireplace with gas fire inset, master double bedroom with excellent fitted storage, and four-piece bathroom with separate shower cubicle.

Located to the rear of the property is a tasteful, and well-designed, dining size kitchen with integrated appliances, second double bedroom, and attractive sunroom currently utilised as a second sitting room with access to rear garden.

2



1



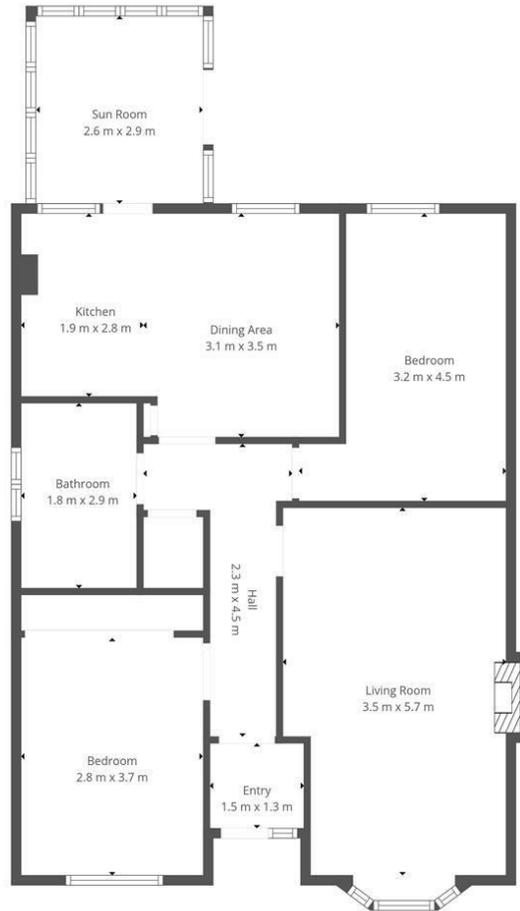
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		70	78
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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OFFICE DETAILS

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