



OFFERS OVER

**£159,000**

**Green Street**  
Larkhall, ML9 3LW

## PROPERTY SUMMARY

Presented to the market in truly walk-in condition is this beautiful, semi-detached, three-bedroom cottage. Fully upgraded circa 2020 the property has undergone a complete renovation resulting in a stunning, modern, and easily maintained family home. Conveniently located close to nearby amenities and the 3c bus stop for those commuting into Glasgow, this lovely property is sure to be popular.

The bright and spacious accommodation comprises; welcoming reception hallway, double bedroom, modern, two-piece cloaks/wc, modern fitted, dining size kitchen with integrated appliances, and open plan to lounge with French doors leading to garden.

Accessed via an attractive turned staircase with glass balustrade is the upper level where a further two double bedrooms can be found; the master bedroom with the luxury of its own modern en-suite shower room. The first-floor accommodation is completed by a modern three-piece family bathroom and hall storage.

3



2



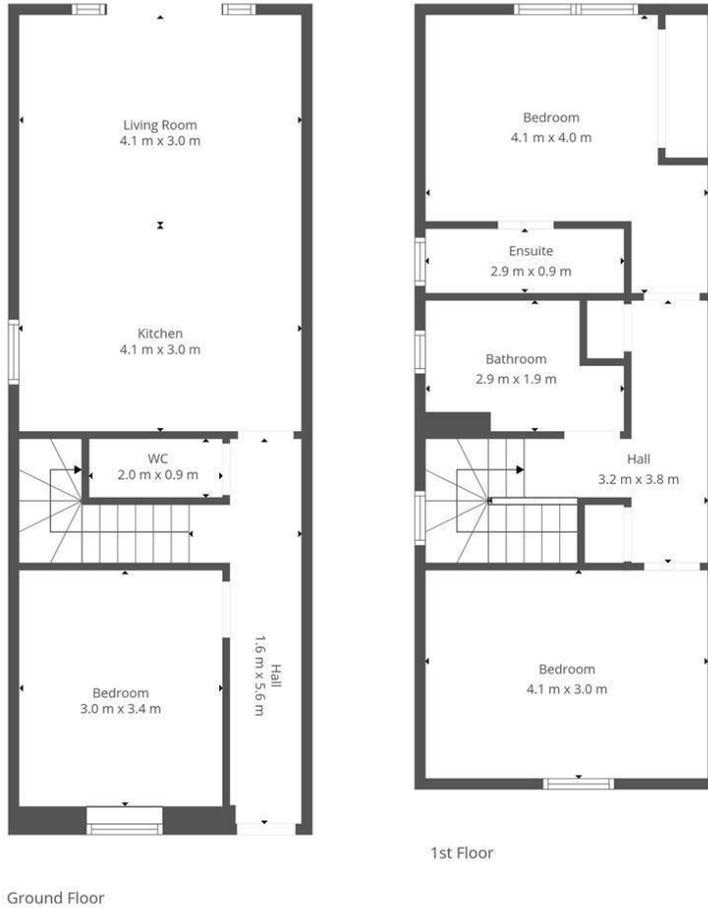
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



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

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 01357 510088  
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**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>81</b>	<b>86</b>
<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