

FREEHOLD



House - Terraced (EPC Rating: )

# SCOTIA CRESCENT LARKHALL, ML9 1HN

Fixed price

# £190,000

## FEATURES

- 3 bed, 3 bath terraced home
- Designated parking spaces
- Open plan living/kitchen
- Generous storage space
- New build
- Enclosed rear garden
- Master bedroom with en suite
- Located in Scotia Crescent



**SWEET  
HOME**



# 3 Bedroom House - Terraced located in Larkhall

\*\*\*\*\* Only 1 Remaining \*\*\*\*\*

Welcome to this stunning new build terraced home located on Scotia Crescent in the charming town of Larkhall. This property offers a modern and comfortable living experience, featuring three well-proportioned bedrooms and three stylish bathrooms, making it ideal for families or those seeking extra space.

As you enter, you will be greeted by a spacious open plan living and kitchen area, perfect for entertaining guests or enjoying family time. The design maximises natural light, creating a warm and inviting atmosphere throughout the home. The master bedroom boasts an en suite bathroom, providing a private retreat for relaxation.

This property also benefits from generous storage space, ensuring that all your belongings can be neatly organised. Outside, you will find an enclosed rear garden, offering a safe and private area for outdoor activities or simply enjoying the fresh air. Additionally, designated parking spaces are conveniently located directly outside the house, adding to the ease of living in this delightful home.

Situated within a new build development of only nine properties, making it a rare opportunity to secure a modern residence in a desirable location. Don't miss out on the chance to experience contemporary living in Larkhall.

Call us on

**07717504350**

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

<https://sweet-home.co.uk/>

**Council Tax Band**

**D**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 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>		
<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 are advised to recheck the measurements.

