




McEwan Fraser Legal

Solicitors & Estate Agents

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97 John Street

CHAPELHALL, LARKHALL, SOUTH LANARKSHIRE, ML9 2EU

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Larkhall boasts a wide and varied range of shops, bars, restaurants, banks and building societies with further facilities available in neighbouring Hamilton and Lanark. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Race Course, 17th-century museum, retail parks, Strathclyde and Chatelherault country parks and Wishaw General Hospital. Larkhall affords access to primary, secondary and further education facilities. Bus and rail services provide access to surrounding Lanarkshire areas with motorway links providing access in and around the Central Belt.

McEwan Fraser Legal are delighted to present to the market this good sized two bedroom mid terraced villa which is quirky in character and situated within the ever popular area of John Street, just a short walk from the town centre.

The property offers spacious accommodation and would be an ideal first time purchase, small family home or Buy-To-Let investment. It has been well designed to maximise the natural available light and creates a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. In more detail, the accommodation comprises of a welcoming entrance hall leading to the lounge which has stairs to the upper floor and windows to the rear which flood the room with natural light. The fitted kitchen has a selection of wall and base units with the added benefit of an integrated oven, hob and extractor hood. The master bedroom is sufficient in size for a range of free standing furniture configurations. The family bathroom consists of a three-piece suite with shower over bath and completes the accommodation on this level.

The upper level is accessed from the lounge via a handcrafted timber staircase which opens into a spacious bedroom with feature stone wall and timber clad ceiling with two Velux windows with views onto John Street.

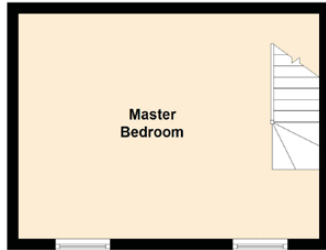
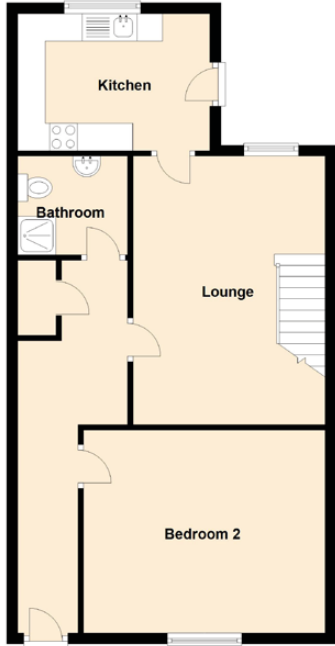
Further features include gas central heating to radiators and double glazing throughout. Externally, the property benefits from on-street parking to the front and off-street parking to the rear.



" QUIRKY IN CHARACTER AND SITUATED WITHIN THE EVER POPULAR AREA OF JOHN STREET "



SPECIFICATIONS

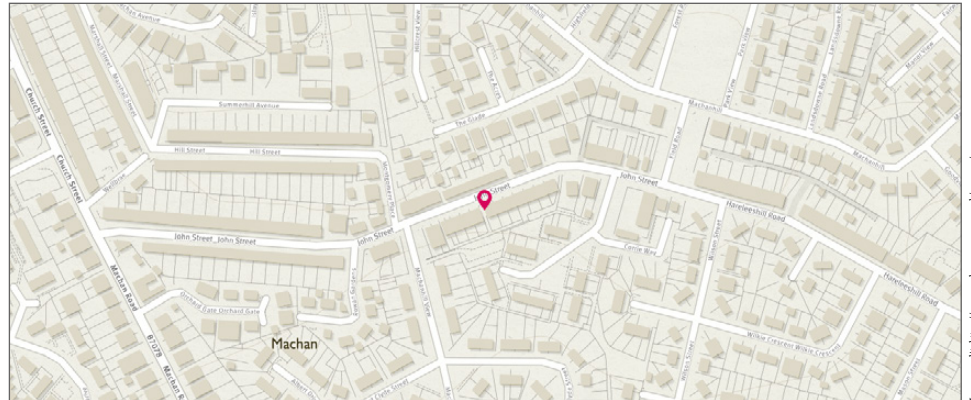


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.50m (8'2")
Master Bedroom	5.50m (18'1") x 4.10m (13'5")
Bedroom 2	4.40m (14'5") x 3.70m (12'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 83m²

EPC Rating: D



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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