

5 Vicars Road

STONEHOUSE, LARKHALL, ML9 3EB



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to bring to the market this striking two-bedroom cottage, in a desirable location, which would make an ideal home for a wide variety of purchasers. Inside this property, you will find exceptional design and an inspired layout over two levels, providing light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

A welcoming hallway leads to all apartments on this level. The property is very versatile and can be transformed to meet each individual purchasers needs and requirements, for example one of the bedrooms is pleasantly located to the front of the property and enhanced with built in storage, but could easily be transformed into an additional lounge. To the rear of the property you will discover a spacious lounge with kitchen thereafter. The lounge could also be transformed into the formal dining area. The kitchen has been fitted to include a good range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with built in appliances and plumbed space for free-standing appliances.







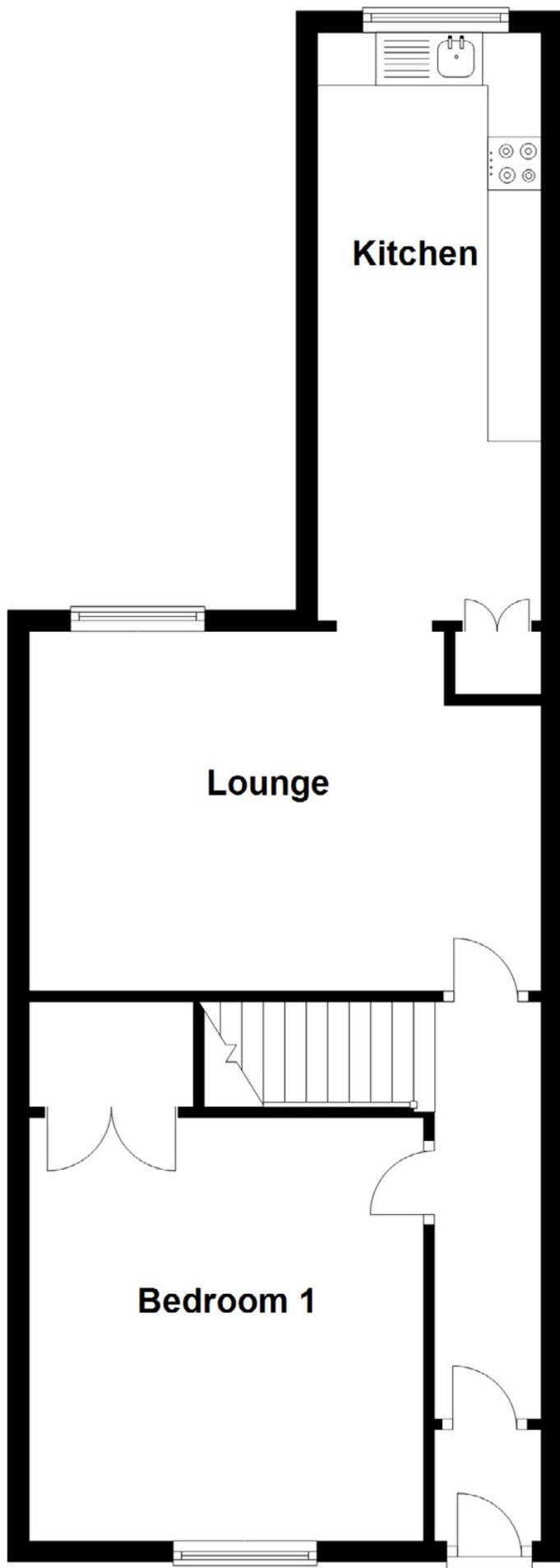
Bedroom 1



Journeying up to the first-floor level, you will discover another well-proportioned bright and airy bedroom. This room has a great walk in wardrobe as well as space provided for a range of furniture configurations. All rooms have space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.







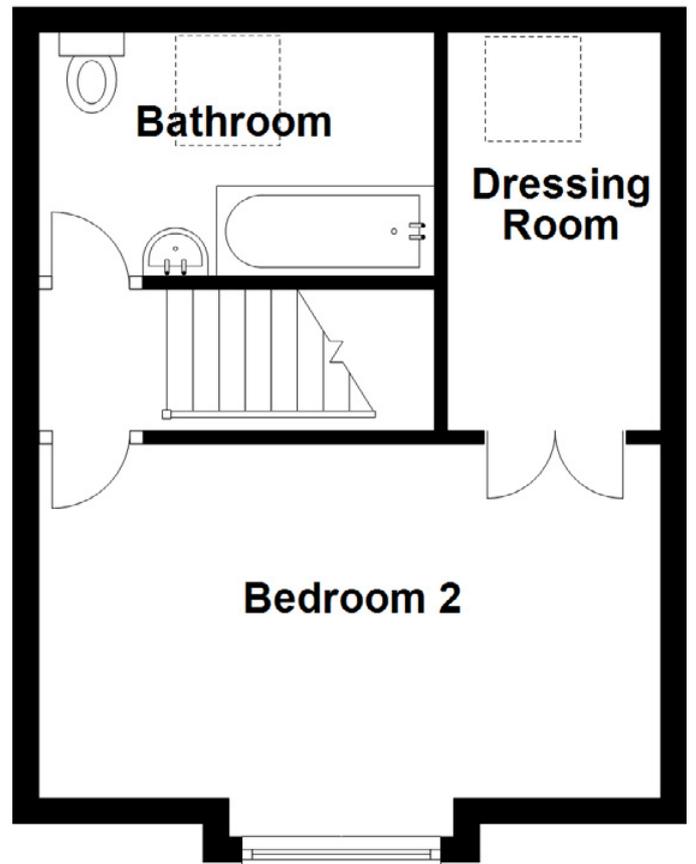
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	5.55m (18'3") x 2.10m (6'10")
Bedroom 1	4.00m (13'1") x 3.70m (12'2")
Bedroom 2	5.00m (16'5") x 4.80m (15'9")
Dressing Room	3.10m (10'2") x 1.65m (5'5")
Bathroom	3.05m (10') x 1.90m (6'3")

Gross internal floor area (m²): 86m²

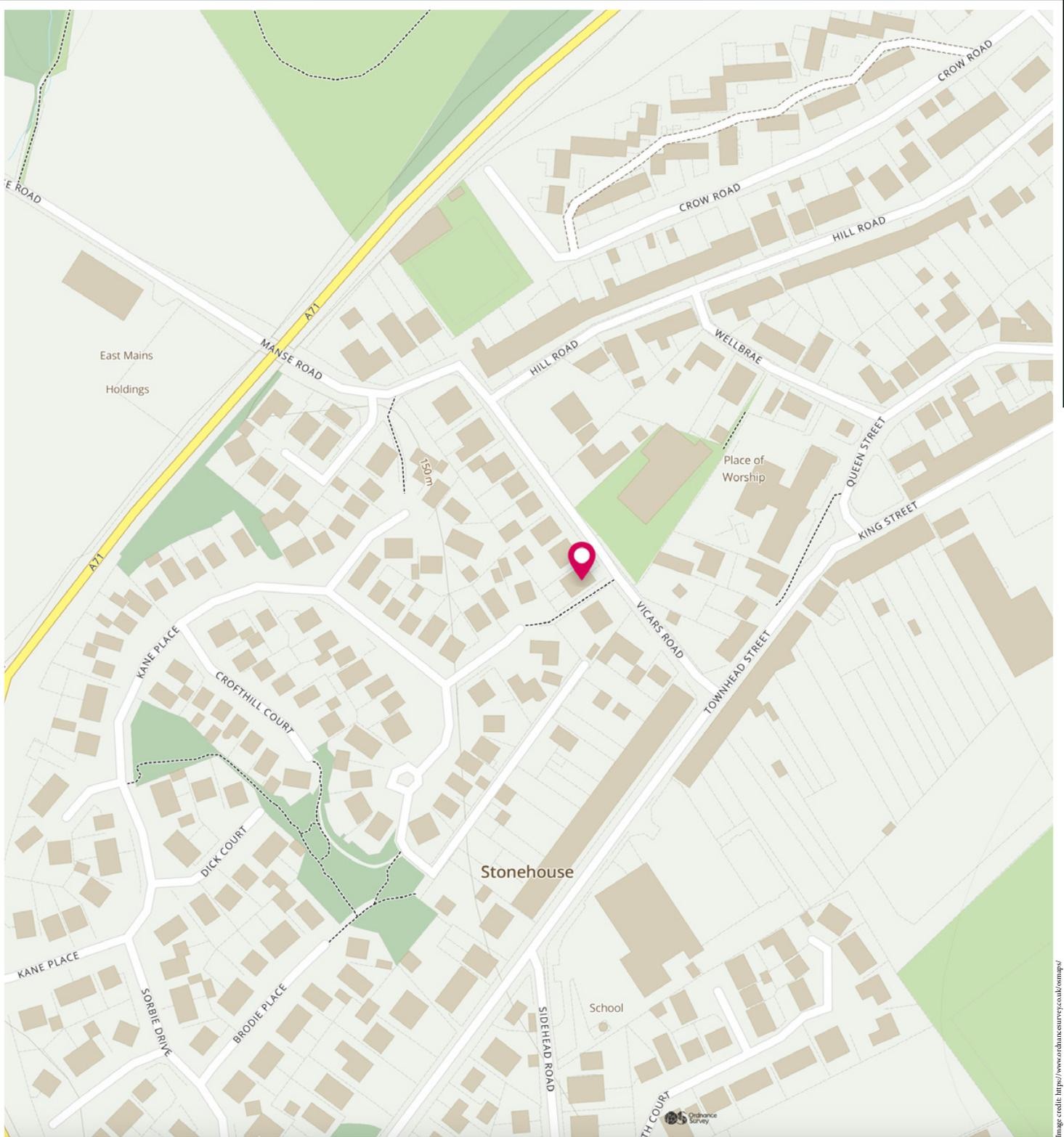
EPC Rating: E

Buyer's Premium Value: £2400



Externally the property has private garden grounds, with a driveway to the front providing off-road parking. The rear garden is a sheer delight and no doubt the hub of the home, especially in the summer months. Gas central heating and double glazing have been provided throughout to create a warm yet cost-effective way of living.





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