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64 Hareleeshill Road **Larkhall**



## 64 Hareleeshill Road, Larkhall, South Lanarkshire ML9 2RB



Occupying a substantial plot and offering accommodation over two levels, lies this beautifully presented two bedroom traditional villa. This well proportioned home would be a fantastic opportunity for the young family or first time buyer market. On arrival there is on street parking facilities and a small paved garden. The grounds at the rear are enclosed and offer a fantastic lawn area, patio and well established trees. Internally

the accommodation comprises: reception hallway, front facing lounge with feature bay window, open plan kitchen/dining area, two double bedrooms and a three piece bathroom. The home is heated via has central heating and double glazed windows are installed throughout.

**EER rating :** Band D

**Property reference :** TP5411

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## Property location

This spacious family home is conveniently positioned for accessing all amenities in Larkhall that include schools, supermarkets, local shops and frequently serviced rail station. This position offers fast access to the M74 motorway for those commuting throughout central Scotland by car. The Clyde Valley Tourist Route is minutes from the property and there you can quickly access a variety of garden centres, soft fruit farms and woodland/ riverside walkways.

### Find out more...

For more information or to arrange a viewing please contact Clyde Property Hamilton

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**T: 01698 338777**

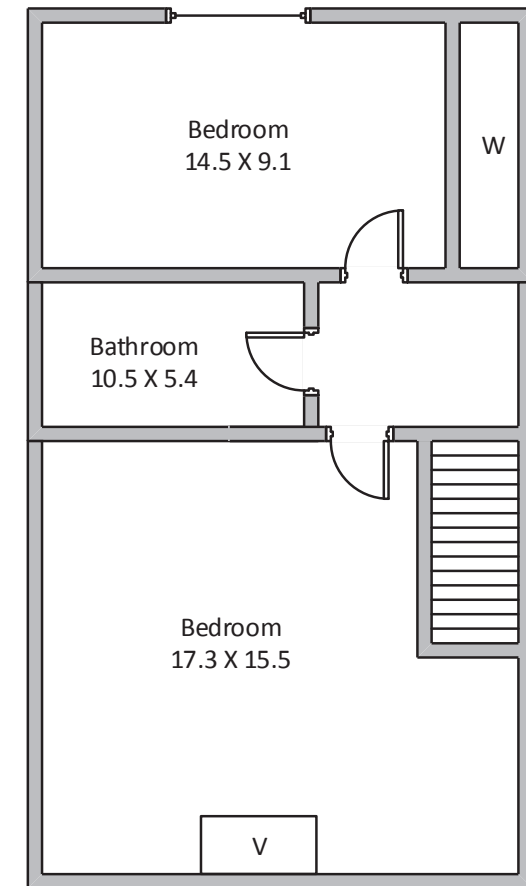
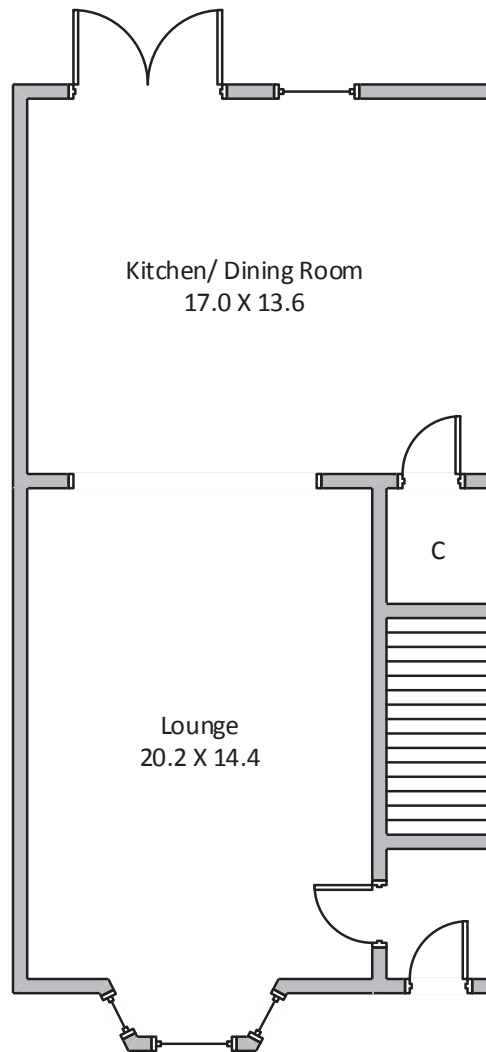
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 1044 sq ft - 97 sq m

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