



RESIDENCE

18 Vaderland Grove, Larkhall, ML9 2FQ

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



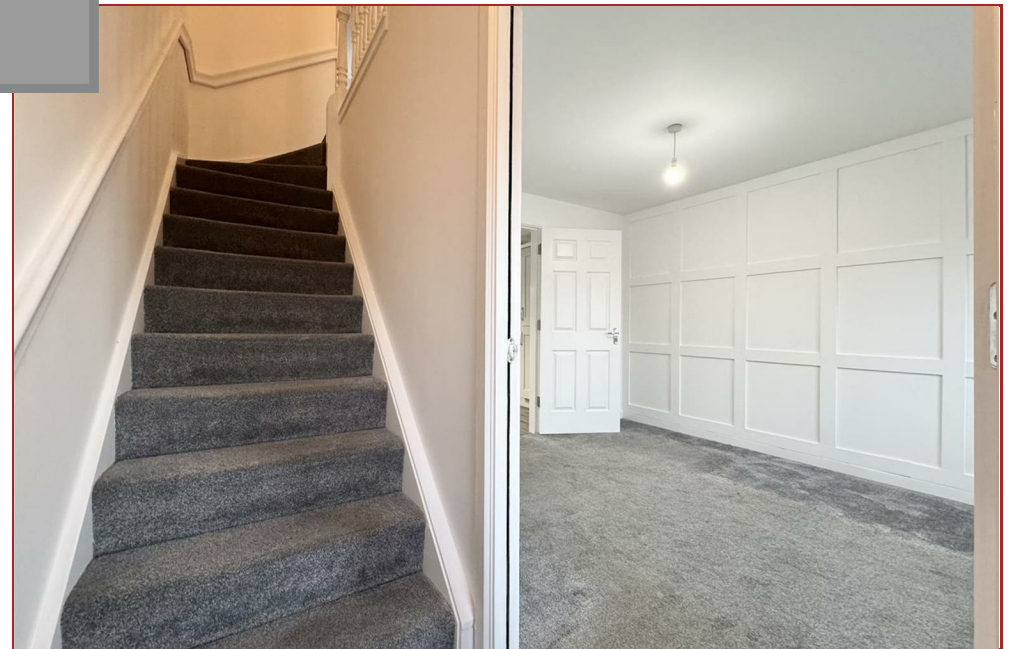


Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





RESIDENCE





## 3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This immaculately presented and well-proportioned terraced townhouse benefits from a generously sized, low maintenance, private enclosed rear garden and enjoys a convenient location close to local amenities, reputable schooling, and major motorway networks, all within a short drive.

Situated within a highly regarded modern Persimmon development, the property is finished in neutral tones throughout and features gas central heating, double glazing, and contemporary sanitary ware within both the cloakroom WC and family bathroom. The generously proportioned dining kitchen is fitted with modern units and incorporates a gas hob, oven, extractor hood, and a range of integrated appliances.

The accommodation is arranged over three levels and comprises a welcoming reception hall, cloakroom WC, spacious lounge, modern fitted dining kitchen, three well-proportioned bedrooms, a three-piece family bathroom, and ample storage throughout.

Externally, the enclosed rear garden is bounded by fencing and is mainly laid with a patio, ideal for outdoor relaxation and entertaining. The property further benefits from allocated parking to the front.

Larkhall is a popular commuter town on the outskirts of Hamilton, with Larkhall Train Station located nearby. The area offers excellent schooling, a wide range of shopping and leisure facilities, and numerous pubs, bistros, and restaurants along the main street. Regular bus and rail services provide easy access to surrounding towns and cities including East Kilbride, Motherwell, Glasgow, and Edinburgh, while the nearby M74 and M8 motorways offer excellent road connectivity throughout the west of Scotland and beyond.



839.00 sq ft | EER = C



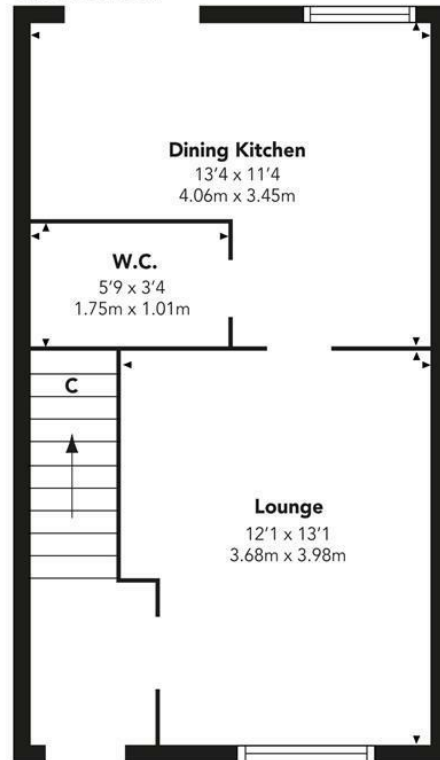


RESIDENCE

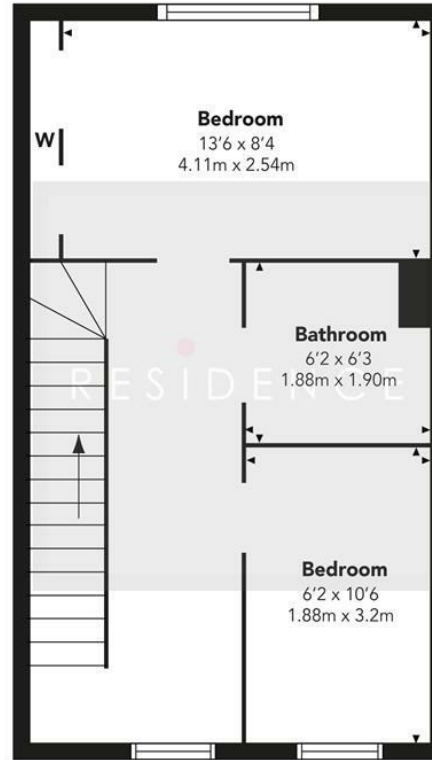


# Vaderland Grove

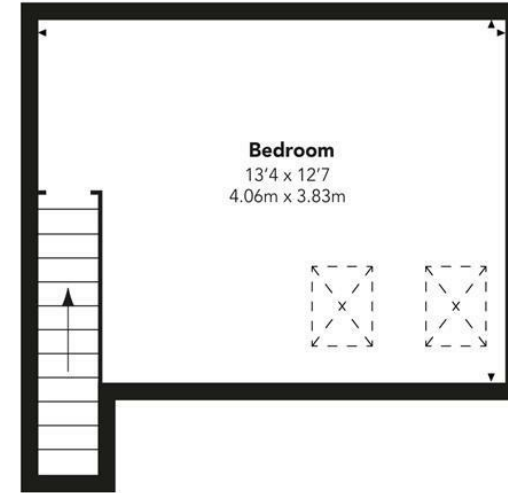
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.