



RESIDENCE

4 Livingstone Gardens, Larkhall, ML9 2EG

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Viewing by appointment with Residence Hamilton

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RESIDENCE



4 Bedrooms | 1 Public Rooms | 2 Bathrooms



Beautifully modernised detached villa set within a substantial mature plot in Livingston Gardens, Larkhall

Set within a generous and mature plot in the sought-after Livingston Gardens, this beautifully modernised detached property offers spacious and versatile family accommodation, finished to a high standard throughout.

The home is approached via an impressive front garden with a variety of mature planting, while to the rear a private driveway provides ample off-street parking and access to a large detached double garage.

Internally, the property has been thoughtfully upgraded by the current owner, creating a stylish and welcoming family home. A bright entrance hallway with a striking feature staircase immediately sets the tone for the quality and presentation found throughout.

To the front of the property, the spacious dining lounge is flooded with natural light and features an attractive freestanding log-burning stove, creating a warm and inviting focal point. To the rear, the impressive dining kitchen offers a contemporary finish with generous dining space, enhanced by two large skylights that flood the room with natural light.

The ground floor is further complemented by three generously proportioned double bedrooms and a modern family bathroom complete with both a bath and separate shower.

The upper level hosts a stunning principal bedroom suite with extensive fitted wardrobe storage and a stylish en-suite shower room. This floor also benefits from access to substantial loft storage.

Externally, the rear of the property enjoys a private patio area, extensive driveway parking, and a large double garage, making this an ideal home for families seeking both space and practicality in a desirable residential setting.



1593.06 sq ft | EER = D



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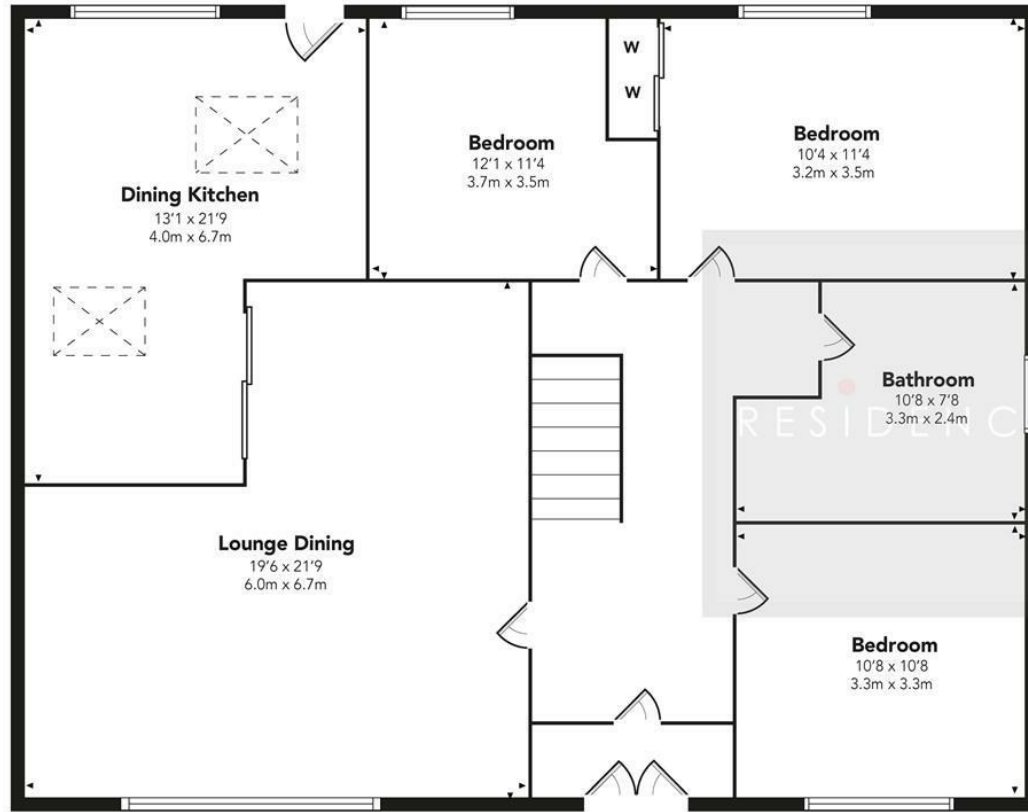
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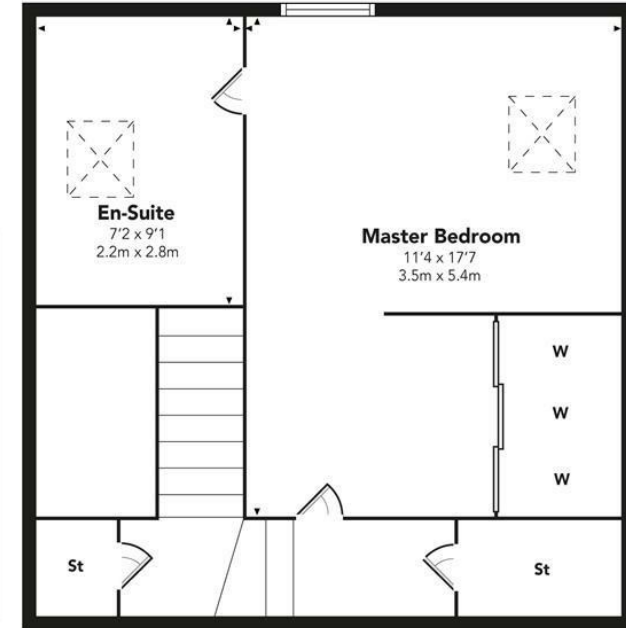


Livingstone Gardens

GROUND FLOOR



FIRST 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.