

Fred.

ESTATE AGENTS



46 Maple Drive

Larkhall

Offers over £170,000







Set within a quiet residential street in the popular town of Larkhall, this seldom available three-bedroom semi-detached converted bungalow offers spacious and flexible accommodation formed over two levels.

The ground floor is entered via a bright and welcoming hallway, leading to a generously proportioned open-plan front-facing lounge and dining area. This attractive space features carpeted flooring and French doors opening directly onto the rear garden, allowing an abundance of natural light to flood the room. The kitchen is fitted with a range of wall and floor mounted units, complete with built-in oven and hob, and provides space for freestanding appliances. Also on the ground floor is a rear facing bedroom along with a part-tiled shower room, which includes a WC, vanity sink unit and shower enclosure.

The upper level features two generously sized double bedrooms, both carpeted for comfort and offering ample storage.

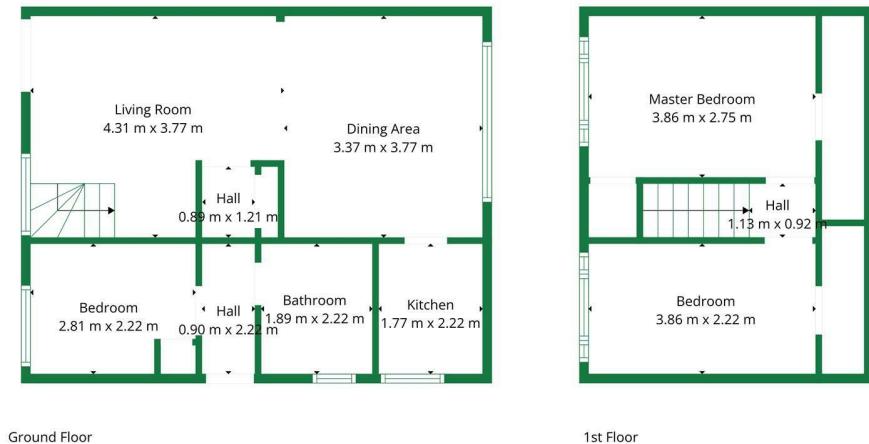
Further features of the property include gas central heating and double glazed windows throughout. Externally, the home enjoys both front and rear gardens, along with a monoblock driveway and detached garage providing excellent off-street parking and storage.

Larkhall offers a wide range of local amenities including shops, schools and leisure facilities, together with excellent transport links providing easy access to Glasgow and surrounding towns. This is a fantastic opportunity to acquire a spacious bungalow in a sought after location, with early viewing highly recommended.

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

1st Floor



TOTAL: 76 m²
Ground floor: 47 m², 1st floor: 29 m²
EXCLUDED AREAS: WALLS: 5 m²



Energy Efficiency Graph

