



**Drygate Street, Larkhall**  
**Offers Over £159,995**

2 Bed Bungalow | Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Located within the popular town of Larkhall and offering spacious accommodation over one level lies this thoughtfully-extended two-bedroom semi-detached villa. The property would be an ideal opportunity for those looking to seek a bungalow which is seldom available in today's market.

On arrival at the property, there is a lengthy mono-block driveway that, in turn, leads to a detached garage. The rear garden grounds are truly beautiful, offering a neat lawn, a large patio area, red chippies, and a greenhouse. The grounds also benefit from excellent exposure to natural sunlight during the summer months.

Internally the property comprises a reception vestibule, a lengthy hallway, a large and homely lounge, a fully fitted kitchen, two double bedrooms with fitted storage, a dining room, a second lounge with sliding doors leading to the garden, and a three-piece master bathroom.

## Location

Larkhall is a popular town located near Hamilton. There is a wide range of shops, bars, restaurants, parks and leisure facilities. There are also a selection of primary schools and Larkhall Secondary school all within walking distance. For the commuter, the nearby M74, M8, and M73 provide easy access to Glasgow, Edinburgh, and the Central Belt with Larkhall train station providing excellent rail links with a direct line from Hamilton to Glasgow.

Tenure: Freehold

- Semi-Detached
- Bungalow
- 2 Bedrooms
- Front facing lounge
- French Doors To The Garden
  
- Detached Garage
- Driveway
- Garden
- Close to amenities



Floorplans are indicative only - not to scale  
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