



Andrew Baxter Avenue, Ashgill, Larkhall
Offers Over £375,000

5 Bed Detached House | 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.

A truly spectacular five-bedroom detached villa located within one of Larkhall's most sought-after developments. The property for sale has been beautifully designed by the current owner and is presented to the market in "show home" condition throughout.

This incredible property benefits from luxury fittings throughout and is a perfect example of modern living.

On arrival at the property, there is a mono-block driveway allowing excellent parking facilities for several vehicles and, in turn, leads onto a spacious garage with an electric door.

Internally the accommodation comprises a grand reception hallway, a garden-facing lounge with an on-trend media wall, a superb open plan kitchen/dining area, a utility room, a spacious playroom/sitting room with patio doors to the garden, a home office, and a downstairs w/c.

On the upper level of this incredible home lies five good-sized bedrooms, a master bedroom en-suite, and a three-piece luxurious master bathroom. Two of the bedrooms benefit from floor-to-ceiling windows, allowing natural light to flow throughout the property.

- Detached
- Five Bedroom
- Three Bathrooms
- Walk In Condition
- Luxury Fixtures & Fittings
- Luxury Interior
- Luxury Kitchen
- Media Wall

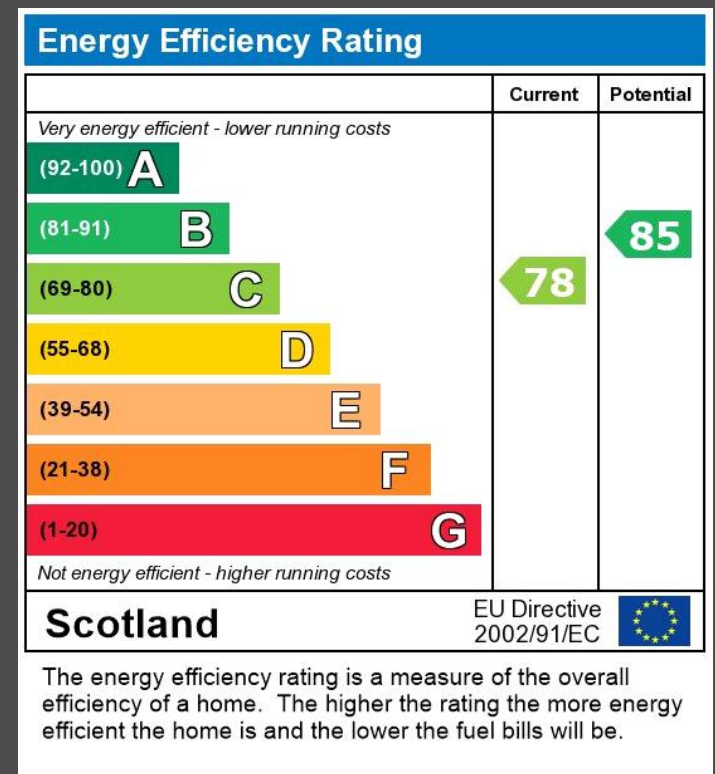
- Modern Living
- Freshly Decorated
- Bright and Spacious
- Large garden
- Driveway
- Decking Area
- Sought After Development
- Garage

The garden grounds at the rear are truly superb, offering a large decking area, patio, artificial grass, a variety of trees, and chippies. The grounds are enclosed by timber fencing and offer excellent exposure to sunlight in the summer months making them perfect for family barbecues and entertaining guests.

The property for sale has been freshly painted by the current owners and benefits from new deluxe doors, new stylish flooring, new shutter blinds, and feature spotlights on the front and rear exterior.

Location

This position gives very quick access to the attractions of the Clyde Valley and is also highly convenient for the M74 Motorway. A wide variety of amenities can be found in Larkhall and Hamilton, which are a short car journey from the property. Both towns offer supermarkets, leisure facilities, and excellent public



FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale
 Produced by Plushplans