



**Station Gate, Netherburn, Larkhall**  
**Offers Over £330,000**

4 Bed Detached House



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 fantastic opportunity has arisen to acquire a bespoke new build property located in a small village on the outskirts of Larkhall.

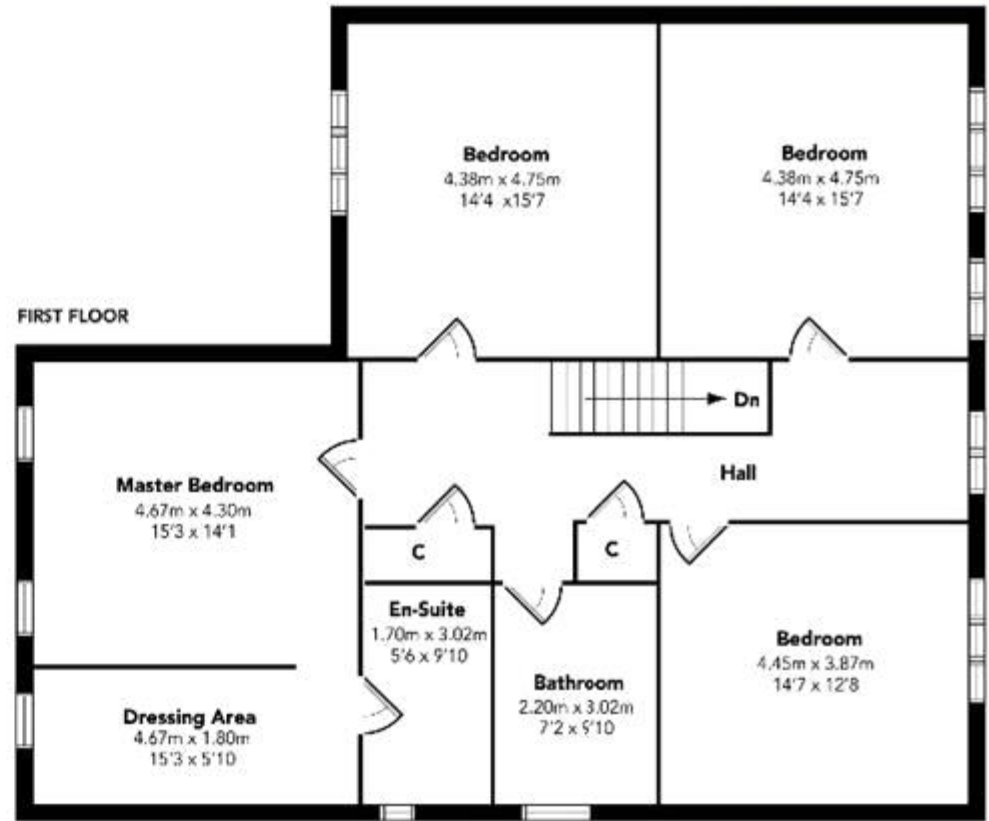
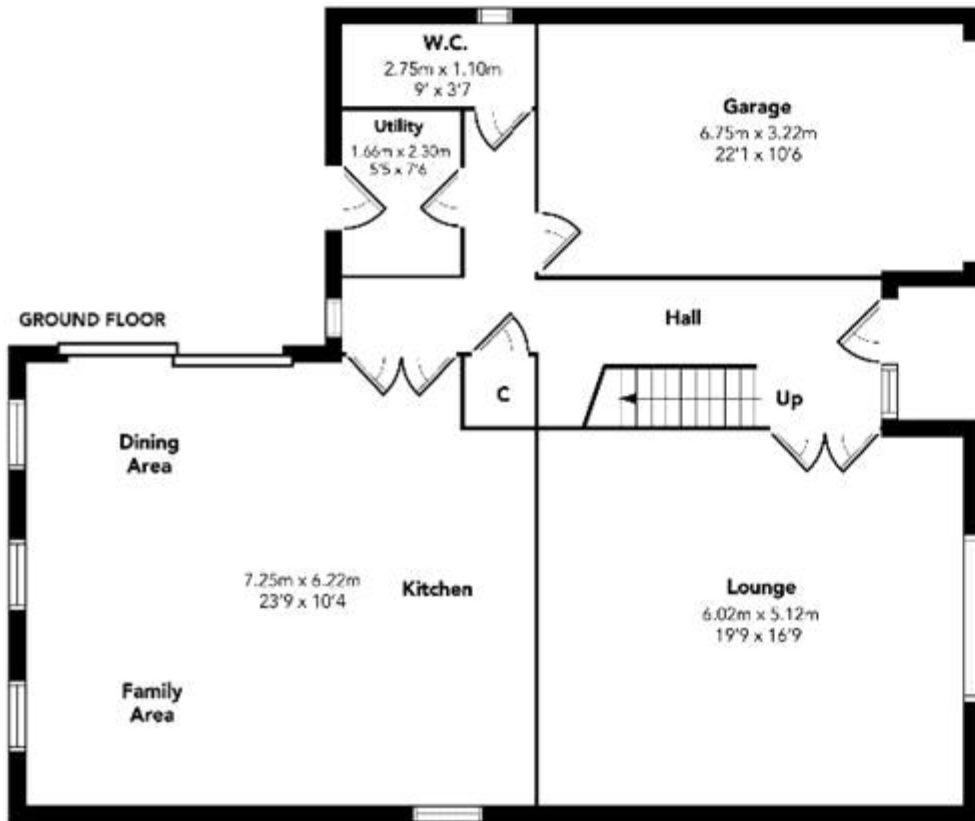
Internally the accommodation comprises a reception hallway, spacious front-facing lounge, open plan kitchen/dining with a feature island, utility room and a W/C. On the upper level, there are four bedrooms with a master en-suite, a Jack and Jill bathroom, a dressing room and a three-piece bathroom.

A timber fence will enclose the garden grounds, offering a stunning open outlook onto the Scottish countryside. There will also be a spacious internal garage and double driveway.

## Location

Netherburn is a small village located on the outskirts of Larkhall, enjoying a small village community and country living. The nearby villages of Larkhall and Stonehouse have several high street shops and also a choice of bars whilst Hamilton provides a more comprehensive range of shops and supermarkets. The area has excellent schooling, shopping facilities and sports amenities including golf courses, swimming baths, country parks, gym facilities and football parks. The nearby M74 motorway provides excellent road links throughout the west of Scotland, making it a popular location for those who commute.

- Cul-de-sac setting
- Detached
- Feature Island
- Four Bedroom
  
- Three Bathrooms
- Luxury Fixtures & Fittings
- Electric Garage



Floorplans are indicative only - not to scale  
 Produced by Plush Plans Ltd 