



RESIDENCE

60 Ashgillhead Road, Ashgill, Larkhall, ML9 3AE

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG





3 Bedrooms | 2 Public Rooms | 2 Bathrooms

A handsome character bungalow which offers a flexible layout throughout is set within wonderful sized established gardens with gated entrance, horseshoe driveway and double garage to the rear.

This fabulous family home currently offers a spacious and flexible layout of well-proportioned apartments formed now, over two levels with the addition of a bedroom and WC on the upper floor.

The accommodation comprises entrance vestibule leading to a welcoming reception hallway, formal box bay lounge, dining size kitchen with direct access to the wonderful private gardens, two/three bedrooms, sitting room/bedroom three and a contemporary four piece family bathroom with separate shower cubicle.

Furthermore the property has gas central heating, double glazing, large gated horseshoe driveway with ample parking for multiple vehicles which leads to a detached double garage, lovely established gardens with the rear being particularly private with high fencing and mature trees surrounding the rear space. There is a separate outhouse which is currently being utilised for additional storage.

Early viewing of this wonderful family home is highly advised to appreciate the setting and accommodation on offer.

Ashgill is a small village, set on the outskirts of Larkhall with a small shop, local primary school and access to motorway links. The nearest town is Larkhall which has excellent secondary and high schooling, shopping facilities and sports amenities including a golf course, swimming baths, country parks, gyms and football parks.



1065.00 sq ft | EER = E



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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.