



## 54 Muir Street

, Larkhall, ML9 2BQ

**Offers over £74,000**

### NEW TO THE MARKET!

A spacious first floor flat within Muir Street Larkhall.

The accommodation comprises entrance hall, large lounge, fitted modern kitchen with integrated appliances comprising oven, hob, cooker hood, microwave, washing machine and fridge freezer, 2 double bedrooms (master with fitted wardrobes) and bathroom.

Further benefits include double glazing, gas central heating, designated parking and communal drying areas.

The property is ideally located in the Larkhall area of Lanarkshire, offering ease of access to transport links including train station and M74. A wide range of amenities can be found nearby including primary and secondary schooling, sporting facilities, and a busy high street with many independent retailers.

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Lovely upper flat
- two double bedrooms
- modern fitted kitchen
- immaculate bathroom
- Designated parking
- communal drying area



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1



1





## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.