



# 32 St. Ninians Place

Stonehouse, Larkhall, ML9 3ES

## Fixed asking price £180,000

### NEW FIXED PRICING!

A gorgeous semi detached villa located within a modern residential estate within Stonehouse

Upkept to the highest of standards by the current owners, the property must be internally viewed to be fully appreciated.

The accommodation comprises, on the ground floor, entrance hall, large lounge semi open plan to dining room with French Doors overlooking and offering access to the rear garden, great sized dining kitchen and cloakroom/wc.

On the upper level are three bedrooms, (master en suite and with fitted mirrored wardrobe) and family bathroom.

Further benefits include double glazing, gas central heating, landscaped garden grounds, driveway and garage.

Stonehouse is a popular semi-rural village set just a short distance from Strathaven, the M74 motorway link and Larkhall train station making it a popular location for those who commute. The village itself has several high street shops and a choice of bars whilst nearby Strathaven and Larkhall provide a more comprehensive range of shops and supermarkets.

EPC C

### 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.

- Stunning Family Home
- Modern and immaculate throughout
- Three Bedrooms
- Master En Suite
- Dining Room with French Doors
- Landscaped Gardens
- Garage
- Driveway



3



3



2



## Floor Plan



## Area Map



## Energy Efficiency Graph



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