



Locomotive Drive, Larkhall, South Lanarkshire Offers Over £219,995

Three Bedroom Semi-Detached Villa | Freehold

Welcome to Locomotive Drive in Larkhall, a simply stunning three-bedroom semi-detached home with an integral garage, situated within the popular Persimmon development, The Grange. This beautifully upgraded property offers a stylish and modern living space from top to bottom, finished to an exceptional standard throughout.

The entrance hallway sets the tone with newly fitted luxury vinyl tile flooring that flows seamlessly into the lounge and kitchen, offering a cohesive and contemporary feel. Off the hallway, there's a convenient downstairs WC finished with chic Amtico flooring and a heated chrome towel rail, adding a high-end touch to this practical space.

To the rear, the lounge is bright and welcoming, facing onto the newly landscaped garden. While the stunning kitchen is fitted with an upgraded sleek navy shaker-style cabinetry, upgraded granite stone worktops, an integrated fridge freezer, dishwasher, Bosh washing machine, double electric oven and five-burner gas hob with matching glass splashback and hood. It's a space that's both functional and full of character.

Upstairs, the quality continues with a spacious master bedroom featuring bespoke Sharps fitted wardrobes and a gorgeous en-suite shower room, complete with stylish upgrade tiling, a white vanity unit, Amtico flooring and a matte black heated towel rail. The second bedroom also benefits from Sharps fitted wardrobes, while the third bedroom is a flexible space perfect for a nursery, guest room or home office. The family bathroom is finished in a modern, neutral palette, with a white three-piece suite, overhead shower, upgrade tiling, chrome finishes, Amtico flooring and another sleek heated towel rail.

The enclosed expansive rear garden has been recently landscaped and is ideal for relaxing or entertaining, with a mix of lawn and timber features that provide a private and inviting outdoor setting. A patio area for those summer days. To the front, the home has a monoblock driveway and access to the integral garage, with a neat lawn adding kerb appeal.

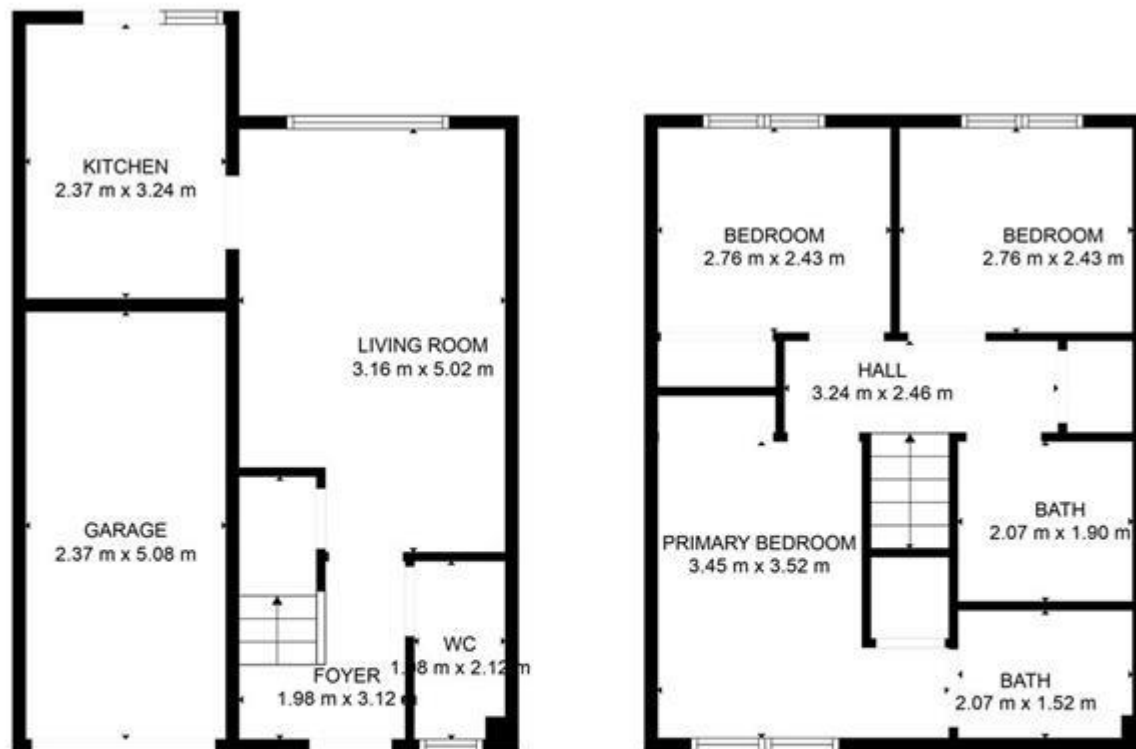
Locomotive Drive is part of a modern, well-kept estate with a friendly community feel. The location offers easy access to the M74, making commuting straightforward, while Larkhall Train Station and nearby bus routes provide further travel options. Local shops, schools, supermarkets and leisure facilities are close by, and the surrounding areas of Hamilton, Strathaven and Lanark offer even more amenities just a short drive away.

This is a home that truly ticks every box, early viewing is highly recommended.

Council Tax Band: D
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Private Garden



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/fixings 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.

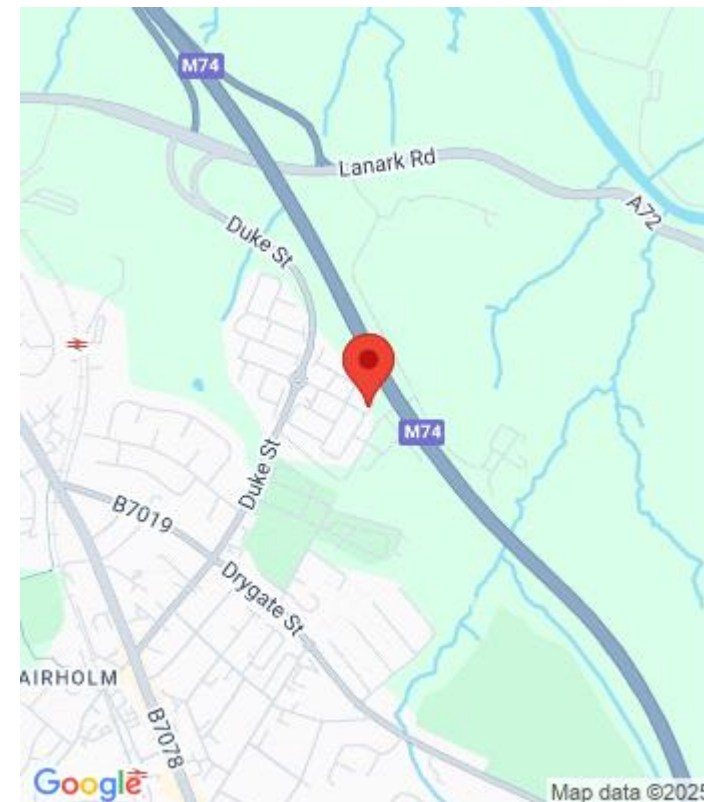


FLOOR 1

FLOOR 2

TOTAL: 72 m²
 FLOOR 1: 31 m²; FLOOR 2: 41 m²
 EXCLUDED AREAS: GARAGE: 12 m²
 WALLS: 9 m²

FLOOR PLAN CREATED BY CUBICISA APP MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-)	A		(92-)	A	92
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	81
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		