



Locomotive Drive, Larkhall, Stonehouse Offers Over £159,995

2 bedroom terraced house for sale | Freehold

Welcome to Locomotive Drive, a perfect two bedroom terraced home, absolutely ideal for a first-time buyers, someone starting out or a downsizer looking for a stylish and manageable home.

To the front, the property benefits from allocated parking.
On entering the home you are welcomed to a front facing lounge with plenty of space for entertaining finished with pale grey carpeting. A large cupboard giving access for storage.

Following though to the rear a bright modern high gloss kitchen, thoughtfully designed for everyday living. The kitchen features a range of stylish base and wall mounted units. Appliances include a double electric oven with five ring gas hob, free standing washing machine. Integrated Fridge Freezer, attractive flooring, leading through to a good sized WC.

Leading from the lounge to the upper level, sits two good sized double bedroomsn with storage.

The family bathroom is a modern suite with shower over the bath with attractive tiling and a glass screen. The upper landing gives access to the loft area.

The rear garden, has an open outlook and ready for those green fingers.

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: C
Tenure: Freehold
Parking options: Off Street
Garden details: Enclosed Garden, Rear 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/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.

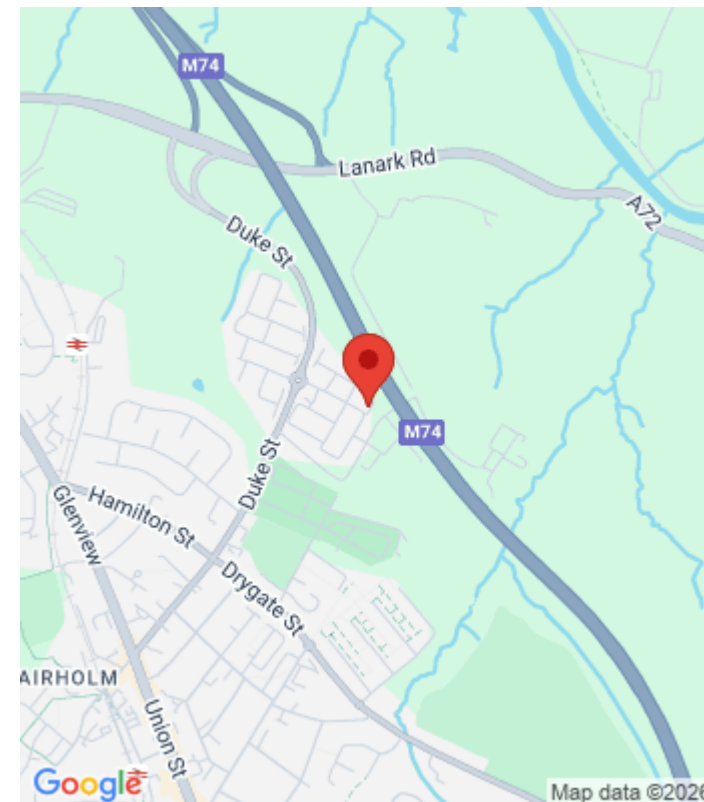


Floor 1

Floor 2

TOTAL: 686 sq. ft
 FLOOR 1: 363 sq. ft, FLOOR 2: 323 sq. ft
 EXCLUDED AREAS: WALLS: 83 sq. ft

Floor Plan Created By Cubicula 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 (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
81	81	85	85
Scotland 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.		Scotland The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)	