





McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

22 Mauldslie Place

ASHGILL, LARKHALL, SOUTH LANARKSHIRE, ML9 3BE

Larkhall boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Further facilities are available in neighbouring Hamilton and Lanark. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Race Course, 17th Century museum, retail parks, Strathclyde and Chatelherault country parks and Wishaw General Hospital. Larkhall affords access to primary, secondary and further education facilities. Bus and rail services give access to surrounding Lanarkshire areas with motorway links providing access in and around the central belt.

We are delighted to offer for sale this two bedroom, semi-detached villa presented to the market in walk-in condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property offers spacious apartments similar to those found in traditional builds.

In more detail the accommodation has a welcoming hallway which gives access to the downstairs accommodation. The immediately impressive formal and bright lounge, which has a range of furniture configurations and feature windows overlooking the front garden. The kitchen/dining room has been well fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace.

The upper level has two, well-proportioned bedrooms with fitted storage and ample space for additional free-standing furniture, if required. A tiled three-piece bathroom with shower over bath can also be found on this level and completes the internal accommodation. The high specifications of this family home also includes, both double glazing and gas central heating to radiators.

There is a well-tended chipped front garden which is low maintenance. To the side is a driveway which provides off-road parking for a number of vehicles. To the rear is a large private garden with a lawn and a pebbled seating space. There is also a single garage for additional storage and parking. The views from the bottom of the garden are truly spectacular with open views over the surrounding countryside.

22 MAULDSLIE PLACE

































SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.10m (10'2")
Kitchen	4.20m (13'9") x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 2.50m (8'2")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m^2)

62m^2

EPC Rating

C

Extras
(Included in the sale)

All fitted floor coverings.

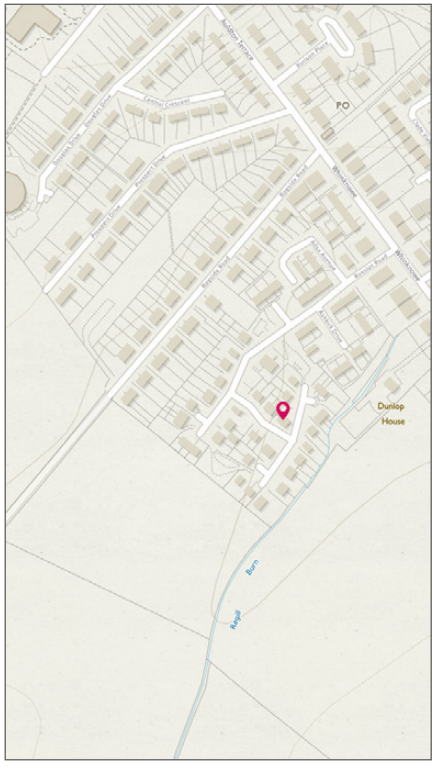


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Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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Text and description
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CRAIG DEMPSTER
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BEN DAYKIN
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