



SOLICITORS & ESTATE AGENTS



Detached Villa
9 Nursery Grove, Stonehouse, Larkhall ML9 3RT
Offers Over £205,000



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Situated within a popular residential area of Stonehouse, Larkhall, 9 Nursery Grove is a well-proportioned three-bedroom home offering comfortable and practical accommodation over two levels. The property provides an excellent layout suited to a variety of purchasers, including families, first-time buyers and those seeking a well-appointed home within an established residential setting.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious living room providing an inviting space for everyday relaxation and entertaining, and a fitted kitchen offering practical workspace and storage. A convenient cloakroom with WC completes the ground floor accommodation.

On the first floor, the landing provides access to three bedrooms, including a principal bedroom benefiting from its own en-suite shower room with WC. The two further bedrooms offer flexible accommodation suitable for family use, guests or a home office, while a separate family bathroom with WC serves the remaining bedrooms.

The property benefits from UPVC-style double glazed windows and a gas-fired central heating system, providing comfort throughout the year. Externally, there are private garden grounds to both the front and rear, offering outdoor space for relaxation, recreation and general enjoyment.

Stonehouse offers a range of local amenities, including shops, schooling and recreational facilities, while nearby transport links provide convenient access to Larkhall, Hamilton and the surrounding areas. The property represents an appealing opportunity for purchasers seeking a comfortable family home in a well-established residential location.

EPC Rating

B

Measurements

Lounge	18'6" x 14'2" 5.65 m x 4.33 m
Kitchen	11'4" x 9'9" 3.45 m x 2.98 m
W.C.	3'8" x 7'0" 1.12 m x 2.13 m
Bedroom 1	11'3" x 11'10" 3.42 m x 3.60 m
En-suite	7'3" x 4'4" 2.20 m x 1.31 m
Bedroom 2	11'3" x 8'10" 3.42 m x 2.69 m
Bedroom 3	6'10" x 9'10" 2.09 m x 3.01 m
Bathroom	7'11" x 7'2" 2.42 m x 2.18 m



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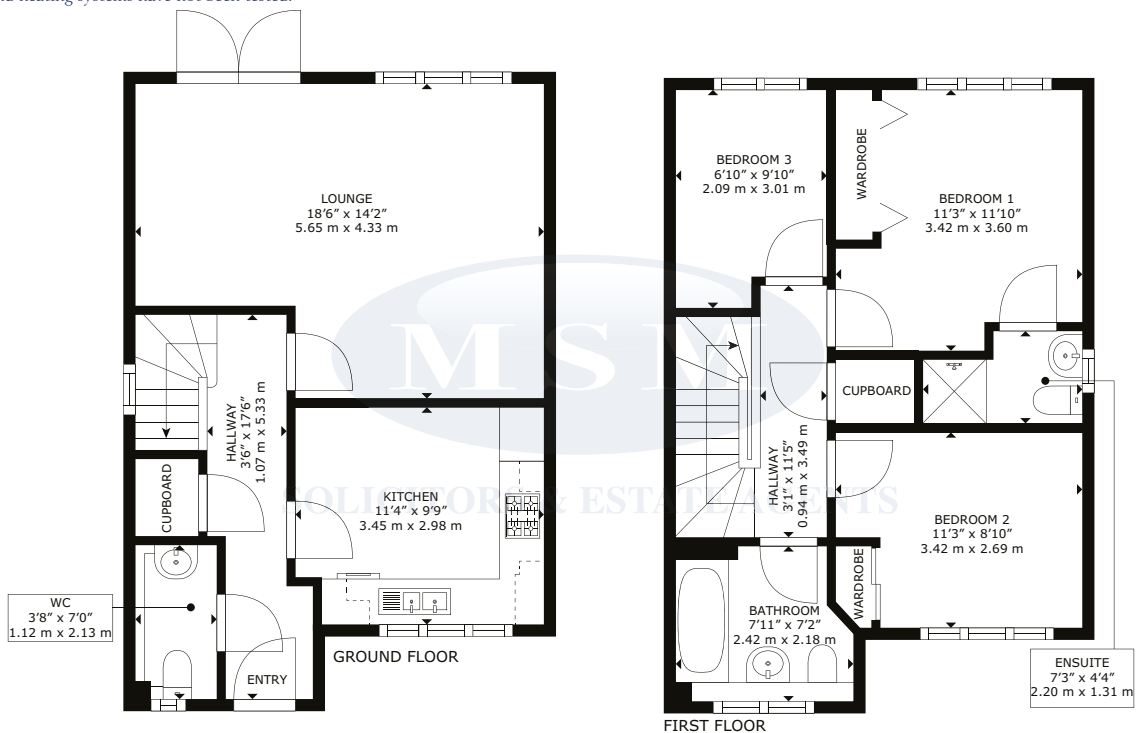
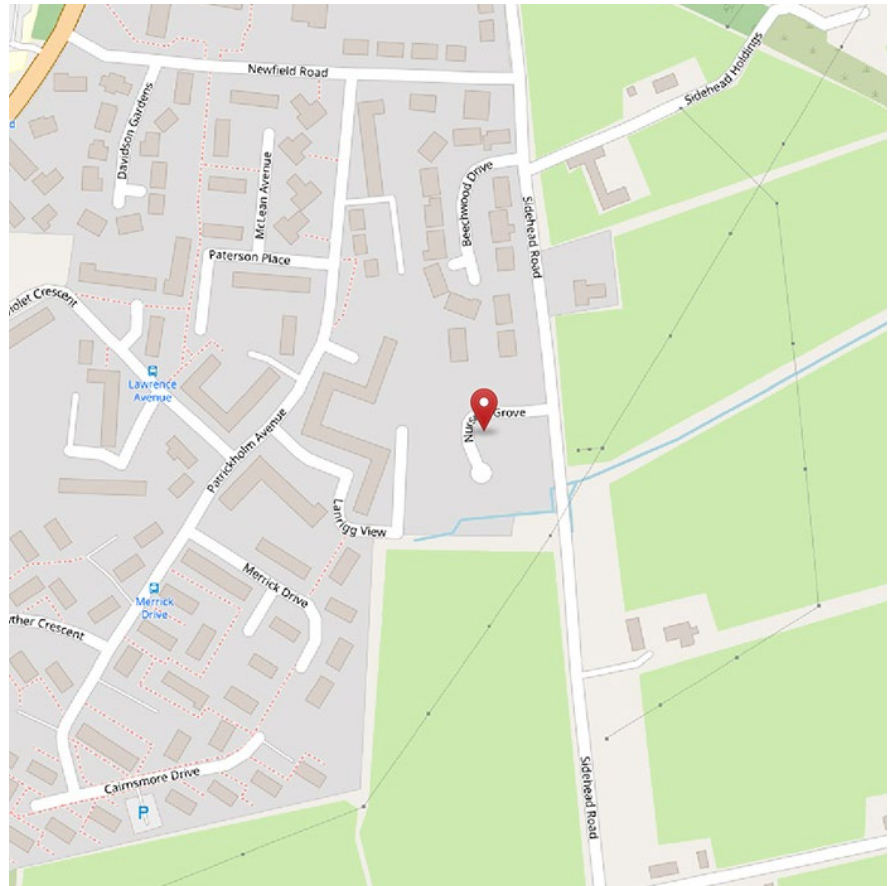
Travel Directions

From Crow Road, join the Clydeside Expressway (A814) towards Glasgow City Centre, then follow signs for the M8 and M74 southbound. Continue along the M74 and exit at Junction 8, following signs for Stonehouse via the A71. Proceed into Stonehouse towards the Newfield area and follow local roads to Nursery Grove, where the property is situated.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 486 sq. ft., 45 m², FIRST FLOOR: 486 sq. ft., 45 m²
TOTAL AREA : 972 sq. ft., 90 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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