51 Machan Road

Larkhall, ML9 1HX

Offers Over £325,000

ccl PROPERTY

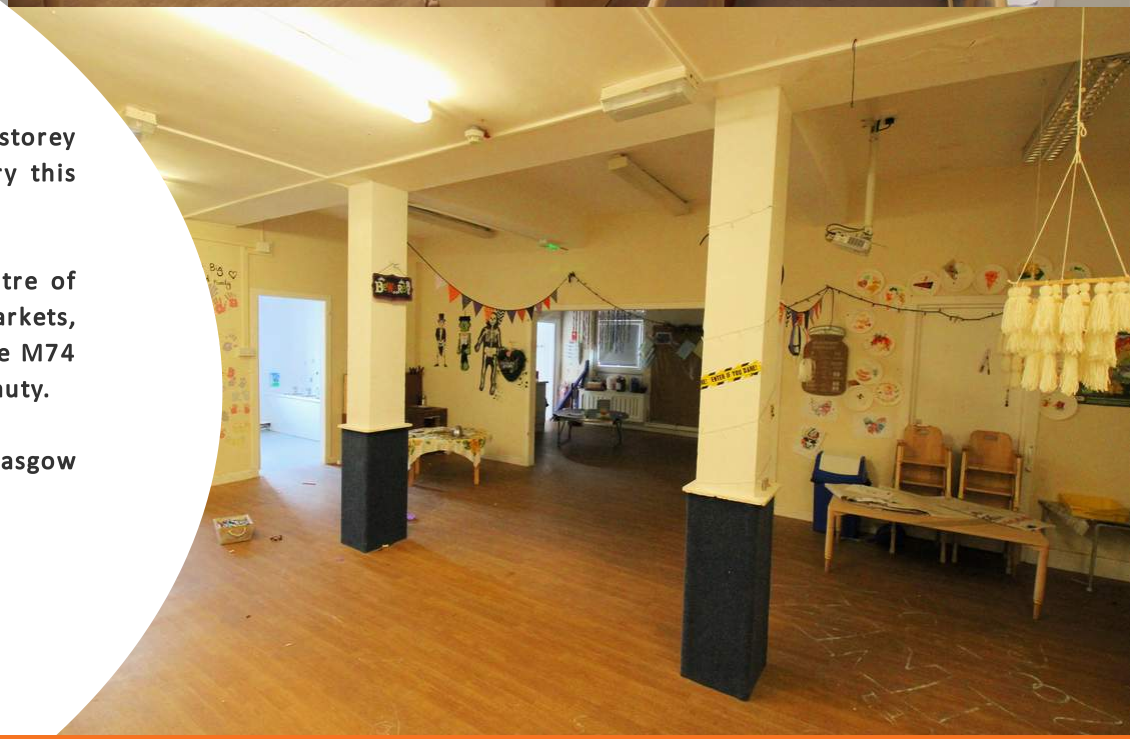
51 Machan Road

Larkhall, ML9 1HX

An excellent opportunity to acquire a substantial detached modern commercial two storey building centrally located in the busy town of Larkhall. Previously run as a nursery this building would be suitable for a variety of uses.

51 Machan Road is busy prominent residential area a short distance from the centre of Larkhall which offers direct access to a broad selection of local shops, supermarkets, Larkhall train station, etc. This location is also ideal for gaining speedy access to The M74 motorway and into the Clyde Valley which is locally regarded as an area of natural beauty.

The location is approximately a twenty minute drive from Glasgow City Centre. Glasgow Airport offers excellent national and international daily flights.



The Property

51 Machan Road compromises a ground and first floor building that was previously run as a Nursery but would be suitable for a variety of alternative. It is of concrete construction with a flat roof.

Entrance to the building is via a secure main reception area in the centre of the building. There is a further secure entry to the remainder of the building which is mainly open plan rooms that would be suitable for alteration. There are a number of bathroom facilities throughout. The total area of the ground floor is approximately 300 sq. m.

On the first floor there is a kitchen, offices, and a number of class rooms. The total area of the first floor is approximately 150 sq. m.

There is rear door to the secure back garden.

This property benefits from mains electricity, water, and drainage.

This property is held on the Scottish equivalent of Freehold.

Rateable Value

£12,900

External

Rear secure garden.

Tarred carpark at the front. Separate entrance and exit.

Situation

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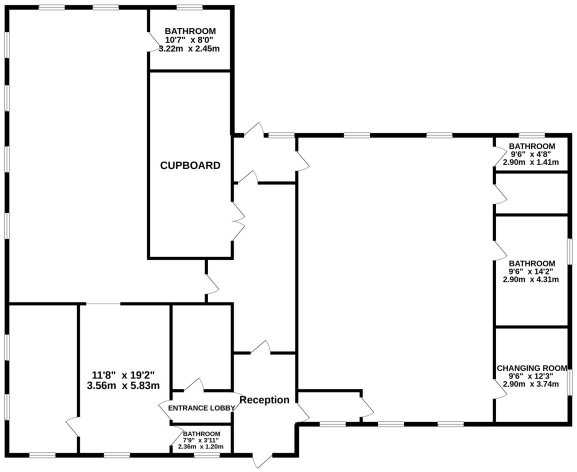
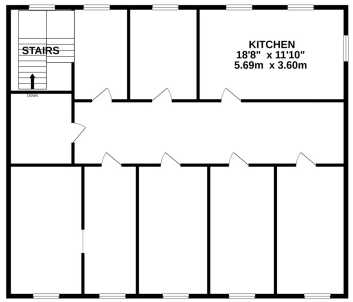
GROUND FLOOR
3196 sq.ft. (296.9 sq.m.) approx.



1ST FLOOR
1554 sq.ft. (144.4 sq.m.) approx.



51 MACHAN ROAD, LARKHALL, ML9 1HX

TOTAL FLOOR AREA : 4750 sq.ft. (441.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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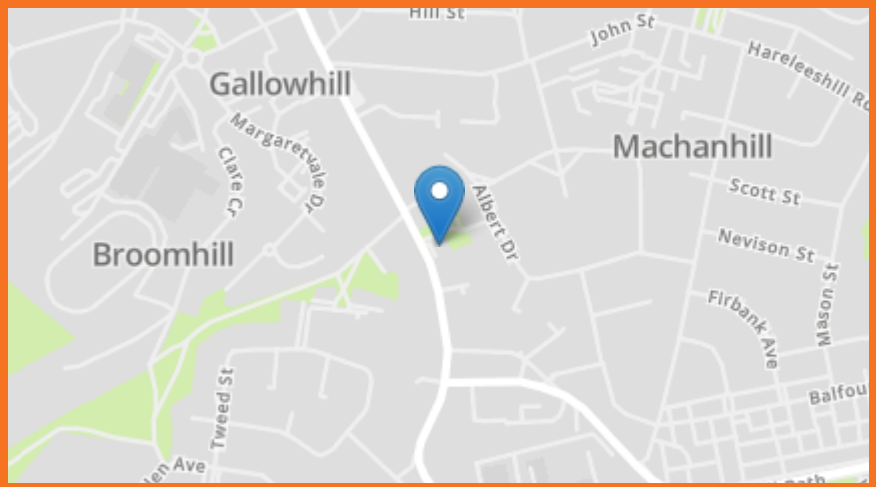

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