



## 18 Glenavon Court, Larkhall, South Lanarkshire, ML9 2WA

Well-Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Well-presented and spacious, four-bedroom, detached bungalow, with gardens, driveway, and a detached garage. Located in a quiet and desirable cul-de-sac, in the Birkenshaw of Larkhall, South Lanarkshire.

Comprises a reception hall, living room, family/dining/kitchen, utility room, four double bedrooms, two en-suites, and a family bathroom.

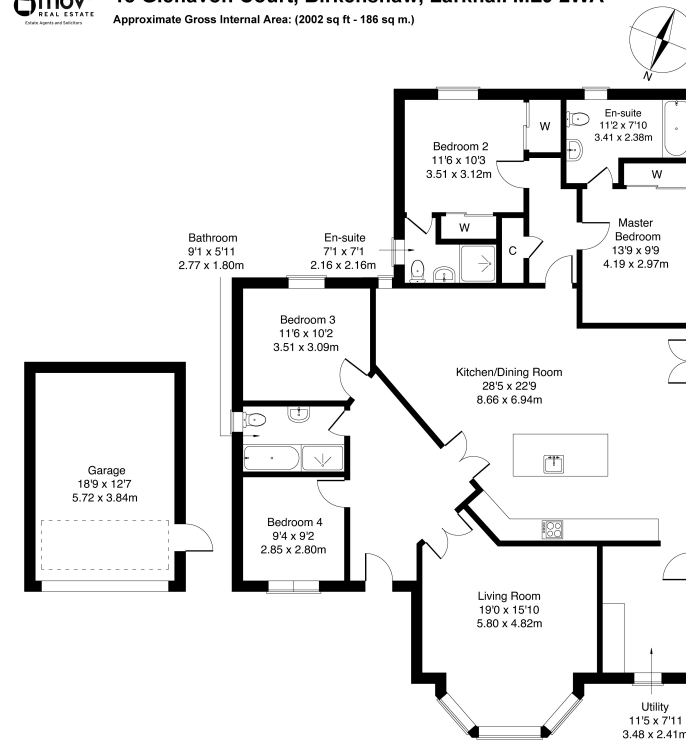
Freshly renovated for the market; with new bathrooms, kitchen, electrics, plumbing; and finished light neutral decor throughout. Further features include gas central heating, double glazing, and excellent storage including a generous loft space.

Externally, the property benefits from generous gardens incorporating the garage with power and lighting, lawns, and mono-blocked landscaping including the multi-vehicle driveway.

A welcoming and spacious entrance hall affords access to some of the property, whilst an inner hall, set off the kitchen/dining, affords access to the remaining rooms. Set to the front, with twin doors, the living room enjoys plentiful natural light with a large bay window; whilst, also accessed via twin doors, a generously sized open plan kitchen/dining room has a dual aspect, a skylight window and side patio doors leading to the garden. A stylish kitchen is fitted with modern units, stone-effect worktops with matching splashbacks, an island and breakfast bar with a sink and a drainer; an integrated 5-ring gas hob with an extractor hood and an eye-level double oven; with a separate, spacious utility room featuring further kitchen units and worktops, a sink, and ample space for freestanding appliances.

Set off the dining/kitchen, with a convenient storage cupboard, the inner hall affords access to the master bedroom and bedroom two. Both are similarly sized and finished, with the master bedroom including a modern en-suite bathroom and built-in wardrobe; and bedroom two, including a modern en-suite shower room and two built-in wardrobes. Two further flexible bedrooms are set off the entrance hall, whilst, completing the accommodation, the family-size bathroom is fitted with a four-piece suite including tiled splash walls and a ladder-style radiator.

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18 Glenavon Court, Birkenshaw, Larkhall ML9 2WA  
Approximate Gross Internal Area: (2002 sq ft - 186 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Larkhall sits on the edge of the scenic Clyde Valley and is a commuter town for Glasgow. Located in North Lanarkshire, some 18 miles east of Glasgow and 35 miles west of Edinburgh, Larkhall lies close to the M74 and M8 motorways, providing rapid connections by car, bus or train, to both cities, their respective airports, and to the surrounding towns of Airdrie, Bellshill and Coatbridge. Larkhall has a

bustling town centre offering an excellent range of shops, with a good selection of supermarkets within easy reach. A little further afield, Hamilton, Cumbernauld and East Kilbride provide broader retail options. There are also well-regarded primary and secondary schools within the town, while the open spaces of Strathclyde and Drumpellier country parks are just a short drive away.





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