



Greybacks Way
Larkhall, ML9 2GE

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Greybacks Way
Larkhall
ML9 2GE

Semi-detached

3 Bedrooms
1 Reception
3 Bathrooms



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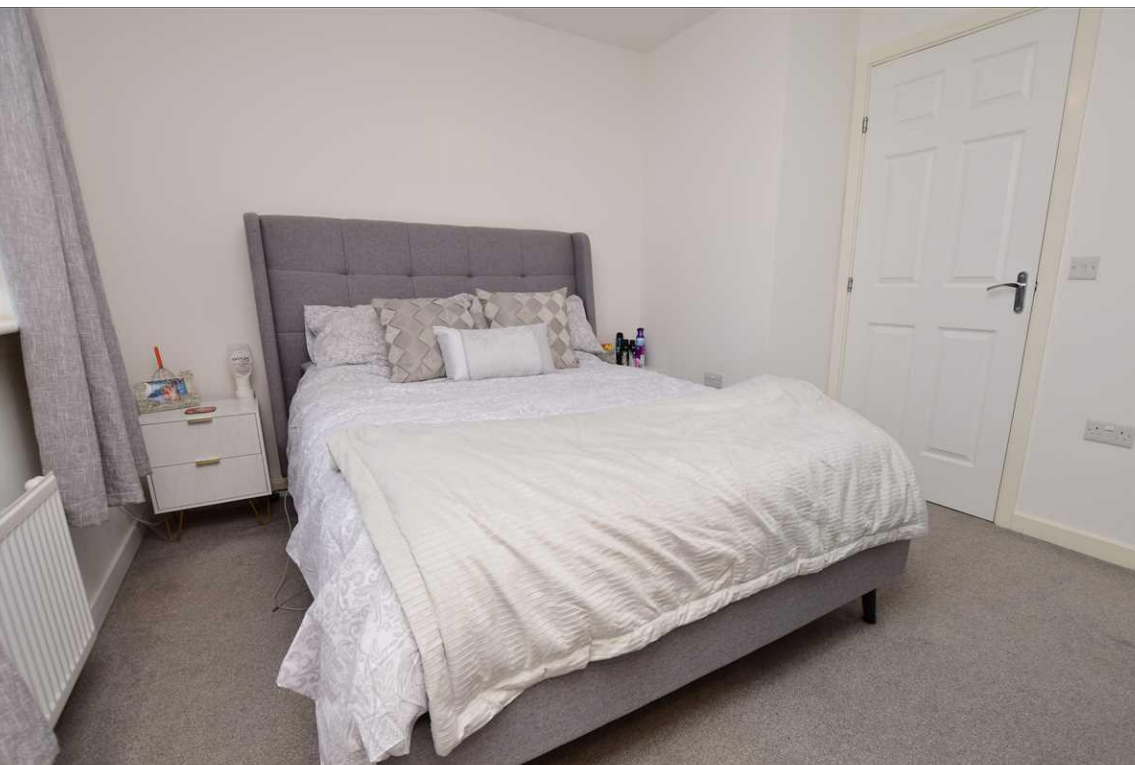
KEY FEATURES

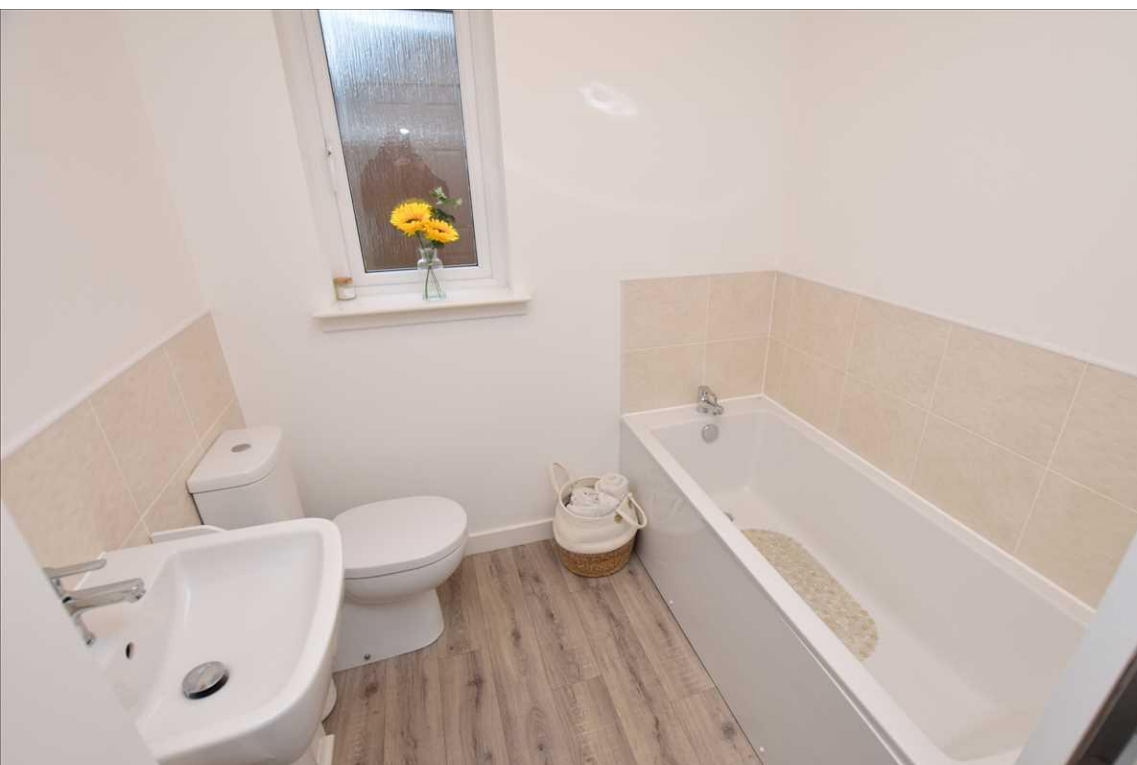
- Modern semi-detached home set within "The Grange" development by Persimmon Homes
- Bright lounge with tasteful decor and laminate flooring
- Gorgeous kitchen with grey wall and floor units, contrasting worktops, integrated appliances, space for dining and patio doors leading out to the rear garden
- 3 double bedrooms with an ensuite shower room in bedroom 1
- Family bathroom on the first floor as well as a downstairs WC
- Fully enclosed landscaped rear garden with lawn and patio area
- 2 car driveway
- Close to Larkhall town centre, shops restaurants, bars and both Larkhall central and Merryton train stations
- Just a few moments drive to M74 motorway
- COUNCIL TAX BAND:D - EPC RATING: B



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Greybacks Way, Larkhall, ML9 2GE

Move On are delighted to present to the market this immaculate 3 bedroom semi-detached home in Larkhall - Greybacks Way.

This stunning home is finished to a high standard, and is in true walk-in condition throughout. The accommodation features: A good sized lounge with tasteful decor and laminate flooring; gorgeous kitchen with matt grey wall and floor units, contrasting worktops, integrated appliances, space for dining, and patio doors leading out to the rear garden; convenient downstairs WC; 3 double bedrooms with an ensuite shower in the main bedroom; and a modern bathroom suite which is partially tiled and has a chrome towel rail. There is gas central heating, double glazing and solar panels.

Externally the rear garden is fully enclosed with a patio area and drying green; and to the front is a two car driveway.

Greybacks Way is located within "The Grange," a new development by Persimmon homes in Larkhall, and close to Larkhall town centre which has a good selection of shops and retail outlets for day to day shopping, supermarkets, restaurants and bars; as well as train stations at Larkhall Central and Merryton. It is perfectly placed for those commuting, being just a few moments drive from the M74 motorway.

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ROOM MEASUREMENTS

Lounge: 4.65m (15' 3") x 3.64m (11' 11")

Kitchen: 4.73m (15' 6") x 2.89m (9' 6")

Downstairs WC: 1.98m (6'6") x 1.07m (3'6")

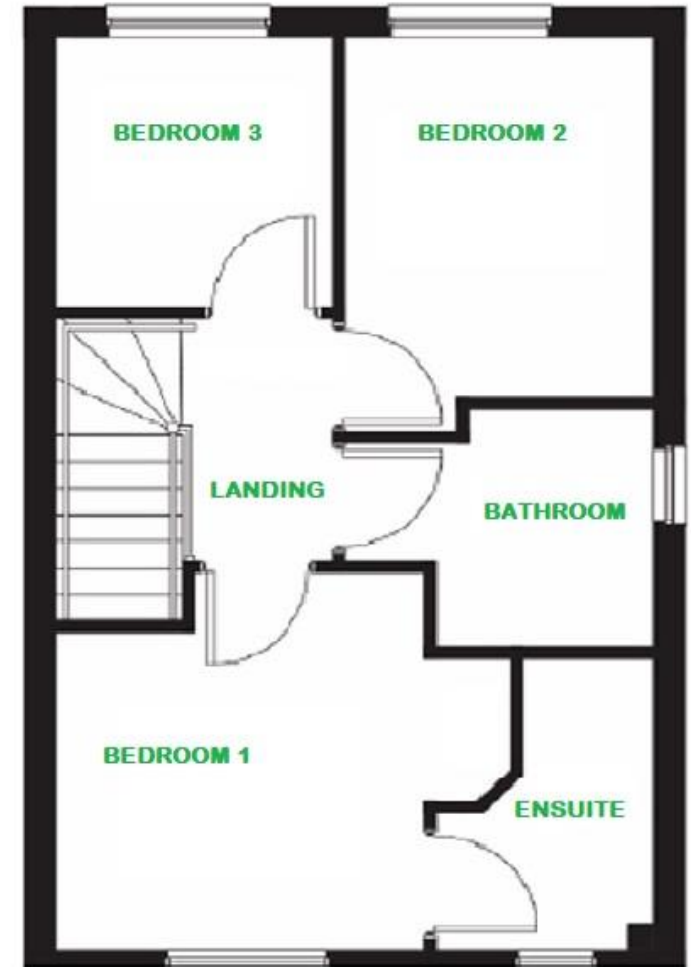
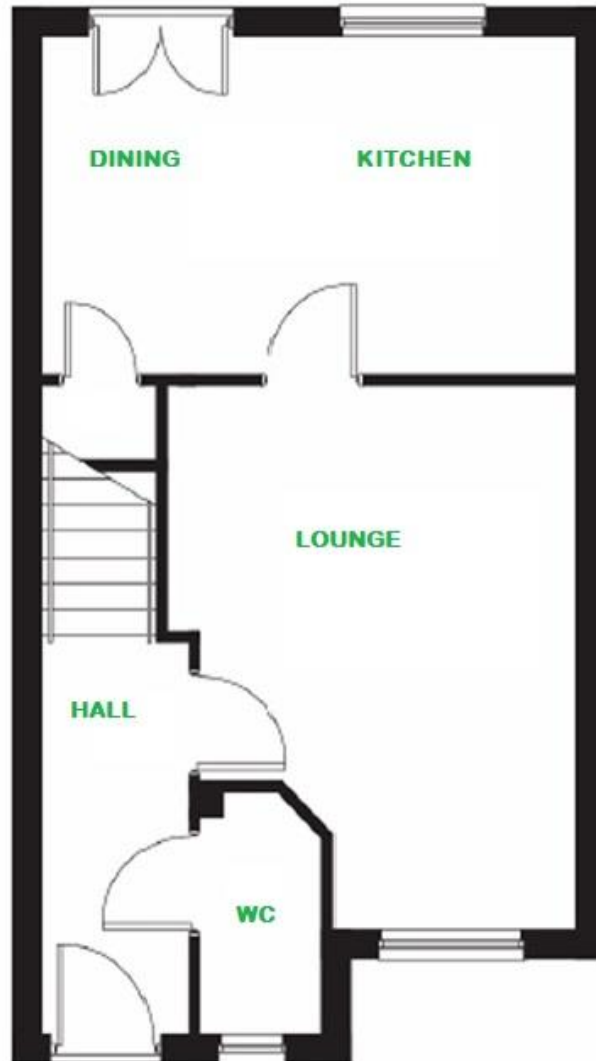
Bedroom 1: 3.63m (11' 11") x 3.15m (10' 4")

Ensuite: 2.13m (7'0") x 1.70m (5'7")

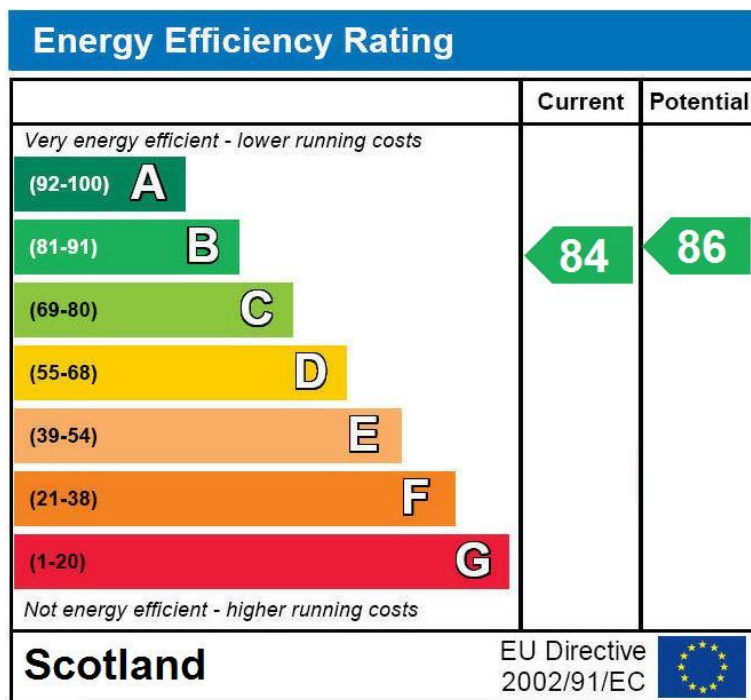
Bedroom 2: 3.02m (9' 11") x 2.44m (8' 0")

Bedroom 3: 2.26m (7' 5") x 2.20m (7' 3")

Bathroom: 2.44m (8'0") x 2.01m (6'7")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

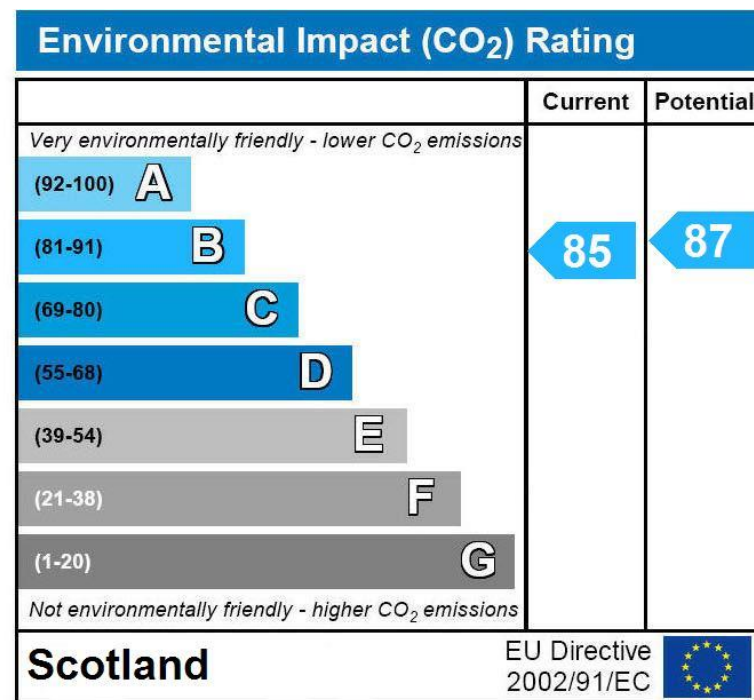


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band B (84)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band B (85)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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