



STATION ROAD, BLANTYRE, GLASGOW OFFERS OVER £115,000

Kirkland Estate Agents are proud to present to the market this two bedroom, semi detached property. Placed within the popular Station Road, Blantyre.

Positioned ideally for public transport including the nearby Blantyre Train Station as well as local Primary Schools.

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Positioned ideally for public transport including the nearby Blantyre Train Station as well as local Primary Schools this amazing opportunity would be an excellent first time or family purchase and should be viewed early to avoid disappointment.

The accommodation does require a degree of modernisation, however encloses large living space with tremendous scope to apply your own personal stamp.

The accommodation starts with the entrance hallway, front facing lounge, fitted kitchen with ample dining space. The upstairs of the property has two good sized bedrooms and shower room.

The outside of the property has a gated driveway and good sized garden with plenty of patio space and storage areas. As well as a detached garage.

The town of Blantyre offers excellent shopping amenities and retail parks within Blantyre itself as do the nearby towns of Hamilton and East Kilbride. Blantyre provides a library, sports centre with gym and swimming pool. The property is also located within popular school catchments. The area has several parks, picturesque walks, pubs, bistros and restaurants. There are regular bus and train links to the surrounding towns and cities including Glasgow. For those commuting by car, Blantyre Farm Road and the East Kilbride Expressway are located nearby which provide easy striking distance to the M74, M73 and M8 motorways connecting to Glasgow, Edinburgh and the surrounding towns.

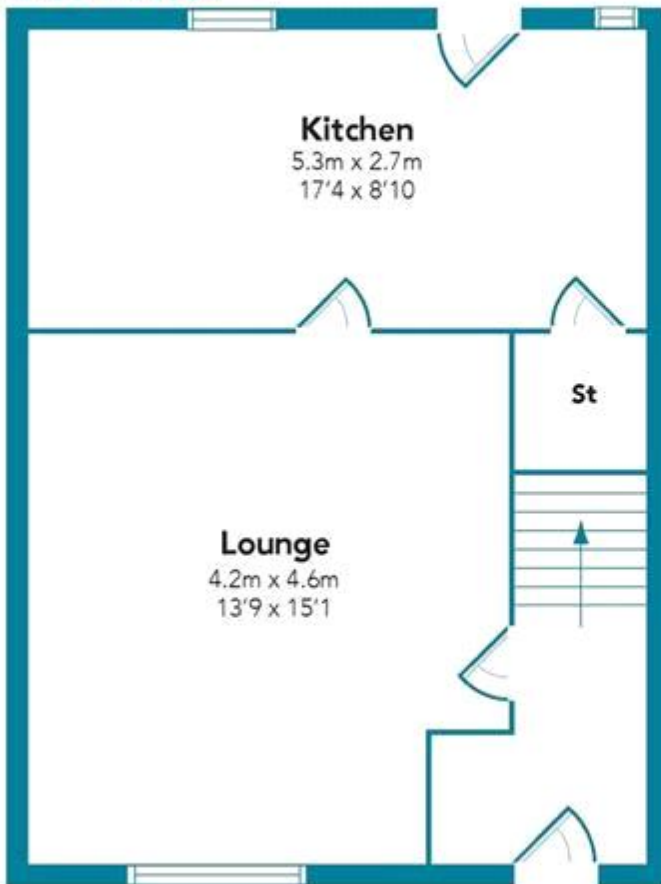


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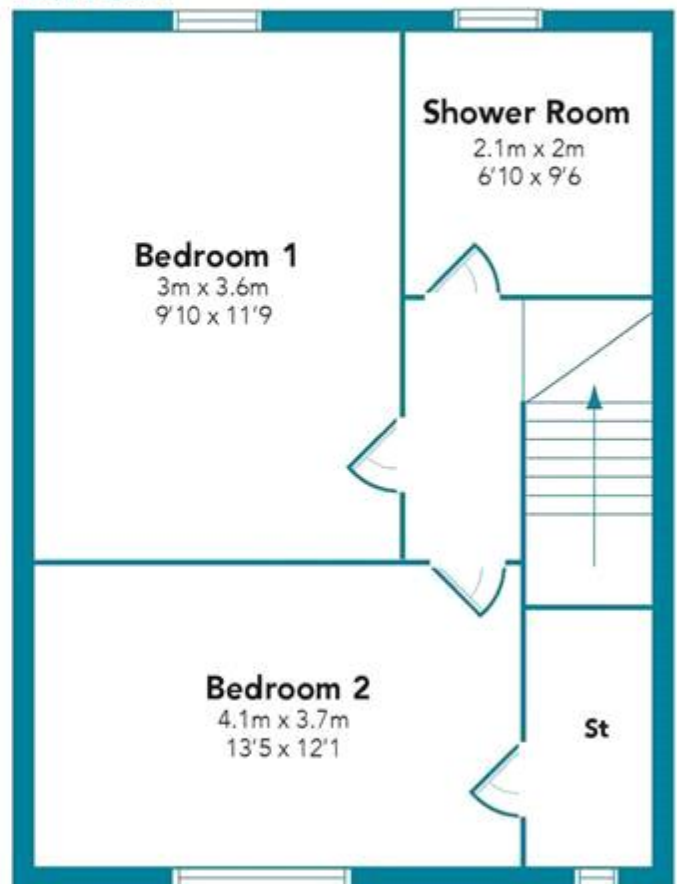


KIRKLAND
ESTATE AGENTS

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.