

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



**136 Calder Street
Blantyre
Glasgow
Scotland
G72 0AZ**

**Offers Over
£80,000**



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DESCRIPTION AND LOCATION

Dallas McMillan is delighted to welcome to the market this well-presented two-bedroom ground floor cottage flat, forming part of a traditional two-storey block of four homes, located in a popular and well-established residential area of Blantyre. Offering spacious accommodation on one level with private front and rear gardens, this attractive property is ideally suited to first-time buyers, down-sizers, or buy-to-let investors.

Internally, the property is accessed via a welcoming entrance hallway, which offers a sense of space and includes a good-sized storage cupboard—ideal for coats, cleaning supplies, or general household items. The bright and generously proportioned living room is located directly off the hallway and features a double front-facing window that allows plenty of natural light to fill the space. The room also offers ample space for a dining table, making it a comfortable and versatile area for both everyday living and entertaining.

The kitchen is fitted with white high-gloss units, contrasting black worktops, a built-in electric split-level oven, and a separate electric hob, combining modern style with everyday functionality.

There are two spacious double bedrooms, each benefitting from built-in wardrobes, providing excellent storage while maintaining floor space. The bathroom comprises a three-piece suite including a bathtub with overhead shower, offering a practical and comfortable space.

Externally, the property is further enhanced by its private front and rear gardens, ideal for relaxing, gardening, or outdoor entertaining. On-street parking is available, and the home benefits from gas central heating and double glazing throughout.

Situated close to Blantyre town centre, the property enjoys excellent access to local amenities, schools, and transport links—including Blantyre train station—making it ideal for commuters and families alike.

Early viewing is highly recommended to fully appreciate the space, potential, and convenient location of this delightful home.



ACCOMMODATION

HALLWAY	3'5" x 16'0"
	1.05 m x 4.88 m
LOUNGE/ DINING ROOM	12'1" x 15'9"
	3.67 m x 4.80 m
KITCHEN	12'1" x 10'9"
	3.67 m x 3.28 m
BEDROOM 1	10'7" x 10'8"
	3.22 m x 3.24 m
BEDROOM 2	10'7" x 10'6"
	3.22 m x 3.20 m
BATHROOM	4'11" x 6'6"
	1.49 m x 1.97 m

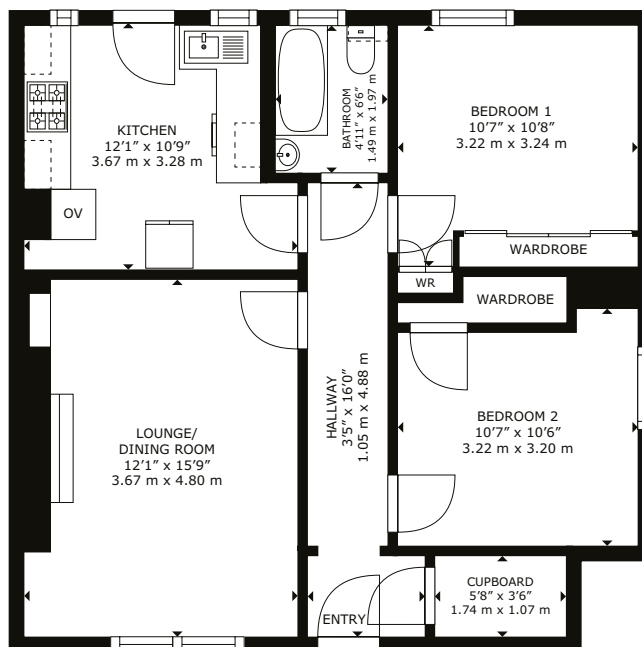
VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

ENTRY

By negotiation





GROSS INTERNAL AREA
FLOOR PLAN: 721 sq. ft., 67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by [Plush Plans Ltd](#)

TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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