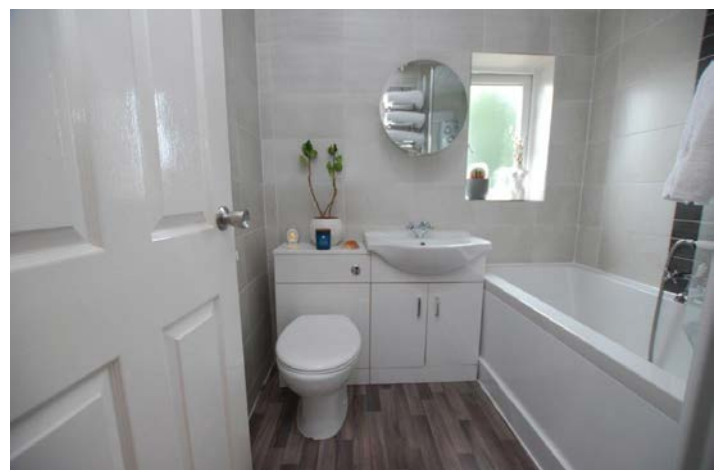
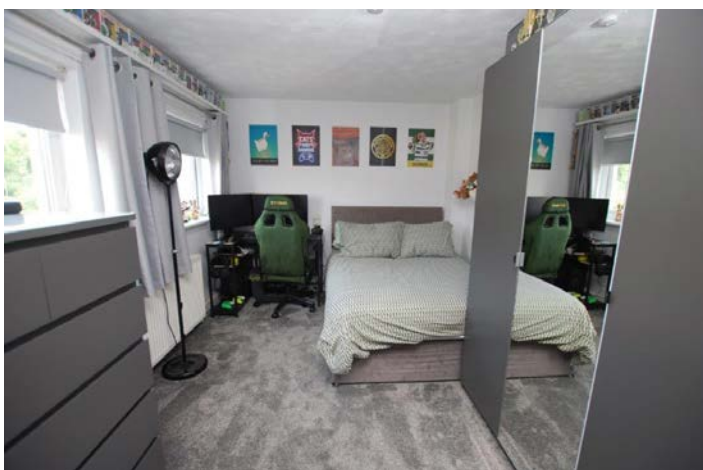




**SOLICITORS & ESTATE AGENTS**



**Mid Terrace Villa  
13 Hillview Drive, Blantyre G72 3EF  
Offers Over £119,000**



**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



## Description

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Located in the sought-after suburb of Blantyre, birthplace of David Livingstone, and approximately 7 miles to the south of Glasgow this deceptively spacious Mid Terrace Villa is handy for a variety of amenities, including local shops which cater for most day to day requirements. There are more extensive shopping and recreational amenities available in nearby Cambuslang, Burnside, East Kilbride and Rutherglen. Regular bus services give access to surrounding districts. Blantyre train station is within easy reach and offers frequent services into Glasgow City Centre. For those who commute by car, the local road network and nearby M74/M8 and M73 motorway network gives easy access to most centres of business throughout the central belt and beyond. Glasgow and Edinburgh Airports, Loch Lomond and the Ayrshire coast are all within easy reach. The area has highly regarded schools at both nursery, primary and secondary levels. There is also a wide variety of recreational pursuits in the surrounding area including public parks, golf courses, rugby, bowling, and health clubs, some of the many reasons it is popular with the family market in particular.

Brought to the market in true walk in condition this delightful family home will appeal to all who view. There is a reception hall which gives access to the ground floor apartments and has stairs to the upper floor. The lounge is a bright and well-proportioned room that overlooks the front gardens. Conveniently located next to the lounge is the bespoke fitted kitchen, which was installed just a year ago. There is ample floor to ceiling storage units, worksurfaces and built in oven and hob and space for domestic appliances. In addition there is space for a dining table and chairs and a door giving direct access to the enclosed gardens, ideal for those with young children. Upstairs there are two double bedrooms and a contemporary bathroom, which was installed within the last 5 years. Included in the specification is gas central heating with a Worcester Bosch boiler (5 years old), full fibre broadband, partially floored loft and large level gardens to the rear which stretch beyond the garden sheds.

## Heating

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The property has gas central heating.

## Glazing

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The property has double glazing

## EPC Rating

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## Measurements

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LOUNGE	14' X 13'8"
DINING KITCHEN	7' X 17'6"
BEDROOM ONE	14'10" X 9'4"
BEDROOM TWO	11'1" X 11'3"
BATHROOM	5'9" X 6'5"



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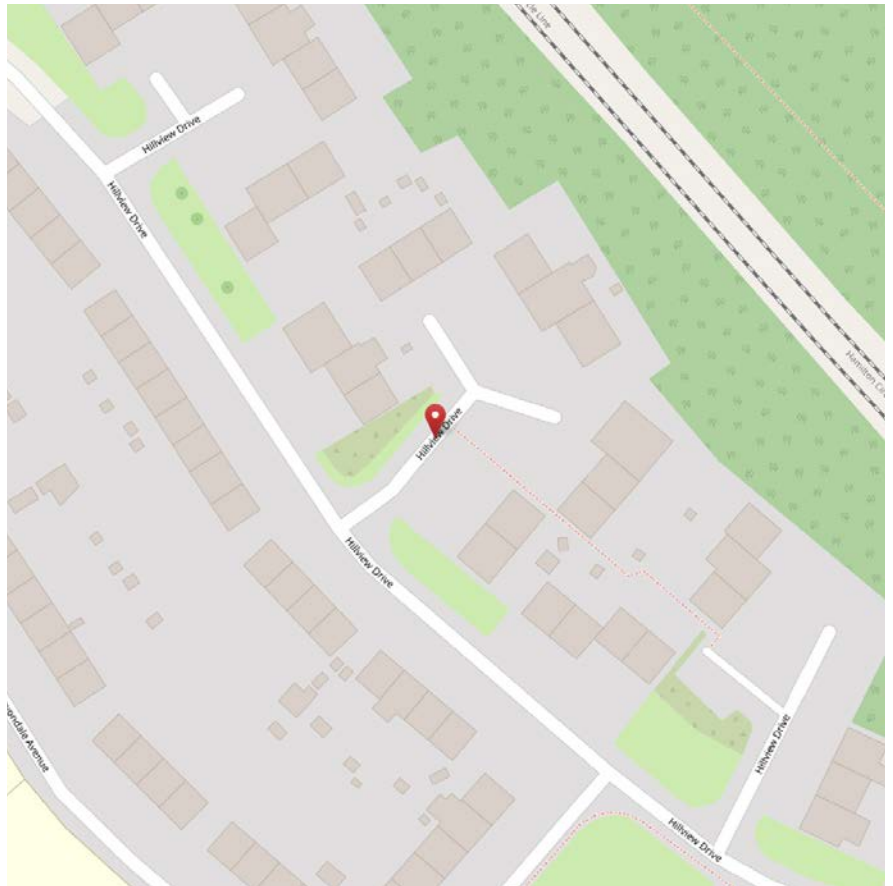
## Travel Directions

Travelling into Blantyre on Glasgow Road turn right at the lights into Station Road, 3rd left into Farm Road and 4th right into Livingstone Crescent and 2nd left into Hillfoot Drive.

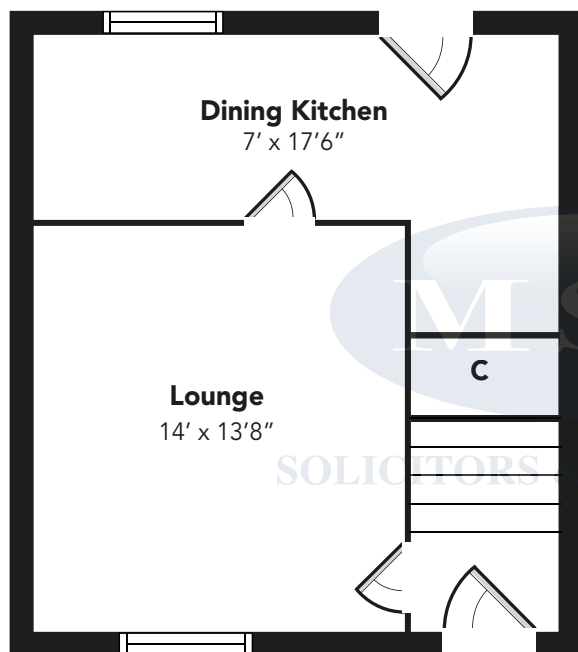
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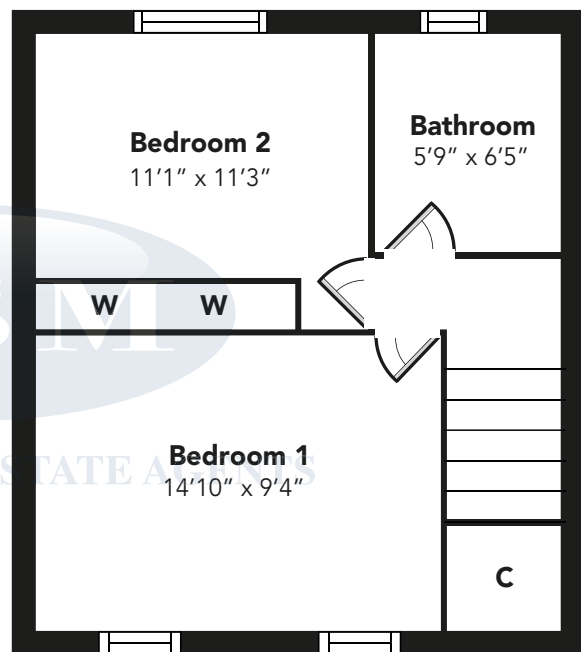
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



### GROUND FLOOR



### FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans 

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH  
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