



HEMMINGS HOMES

FIXED ASKING PRICE

£259,995

Blackbraes Avenue

Glasgow, G74 3BD

PROPERTY SUMMARY

£20,000 Below Home Report Value

Are you looking for a charming mid-terrace townhouse, located in the desirable area of East Kilbride?

Hemmings Homes are delighted to present to the market a stunning and generously sized three bedroom townhouse which offers a well proportioned layout and is finished to a very high standard throughout.

The reception hall leads to both upper and lower floors and the cloakroom/WC.

On the half landing lies a fabulous lounge with media wall, the living area is a generous size perfect for both relaxing and entertaining. French Doors flood the room with light, enhancing the sense of space and comfort and give access to an impressive balcony.

Downstairs the modern kitchen is a chef's delight, boasting sleek countertops, ample cabinet space, and appliances. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen has everything you need to

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HEMMINGS HOMES

OFFICE ADDRESS

376 Brandon Street
Motherwell
North Lanarkshire
ML1 1XA

OFFICE DETAILS

01698 263413
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk