



RESIDENCE

94 Fernslea Avenue, Blantyre, G72 9PT

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

Situated within this popular residential locale, an attractive and well-presented 2 bedroomed end terrace villa that is sure to be popular with first time buyers or clients who are looking to downsize.

The property occupies an excellent position and features a gated driveway and well-maintained gardens which are securely enclosed to the rear.

Internally the property has been finished to a high standard and offers accommodation that consists of, reception hallway with staircase leading to the upper floor level, generous lounge with aspects to front and access to a modern, well equipped breakfasting size kitchen that has a range of base and wall mounted storage units with worktop surfaces and tiled splashback. The kitchen features an understairs storage cupboard, aspects to rear and an outer door leading to the rear gardens. On the upper floor there are 2 double size bedrooms and a stylish and well-designed modern wet room with shower area, wash hand basin with vanity mirror and wc. Features of the property include gas central heating, double glazing and well-maintained gardens with good size gated driveway.

Early viewing is highly advised.

Fernslea Avenue is a popular locale within Blantyre. Blantyre is a town of rich heritage and history and is famous for being the birthplace of the explorer David Livingston. The area offers excellent shopping amenities and retail parks within Blantyre itself, Hamilton and East Kilbride. Blantyre provides a library, sports centre with gym and swimming pool and excellent primary and secondary schooling. The area has several parks, picturesque walks, pubs, bistro's and restaurants. There are regular bus and train links to the surrounding towns and cities including Glasgow with Blantyre Train Station within walking distance of the property. For those commuting by car, the nearby A725 East Kilbride Expressway links with the M74 and M8 motorways to Glasgow, Edinburgh and the surrounding towns.



807.29 sq ft | EER = C



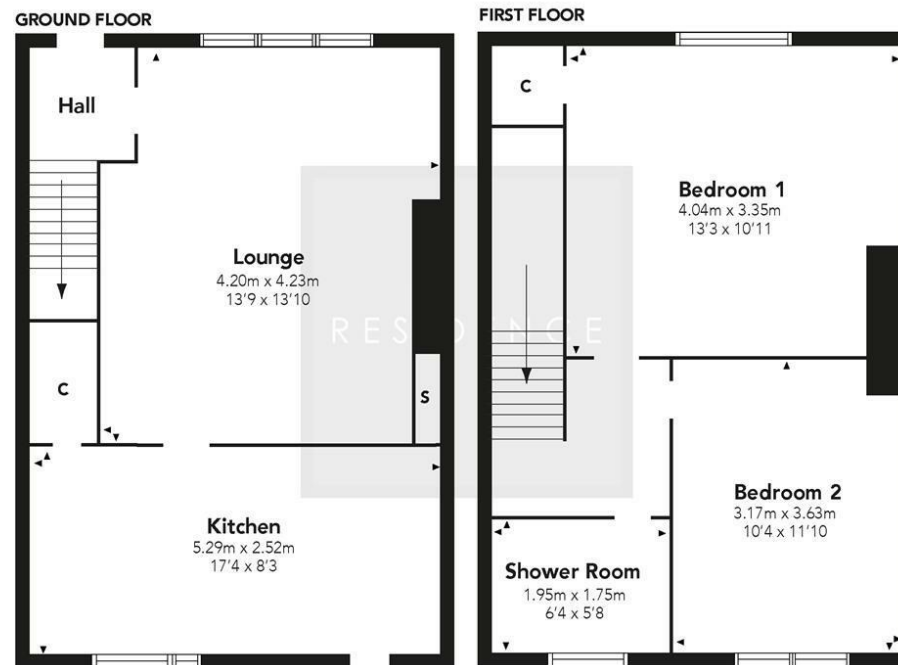
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Viewing by appointment with Residence Hamilton

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Fernslea Avenue



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.