



RESIDENCE

18 Swinburne Avenue, Blantyre, G72 9SG

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Viewing by appointment with Residence Strathaven

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4 Bedrooms | 2 Public Rooms | 3 Bathrooms

Truly exceptional extended detached villa occupying a fabulous plot within this highly sought after development in Blantyre.

This spacious and beautifully presented family villa offers great-sized rooms which are particularly versatile in their use. The spacious kitchen incorporates a range of integrated appliances, with separate utility room for additional appliances. The bedrooms are generously sized and have excellent built-in storage, whilst the master bedroom has a particularly large en-suite shower room. Additional features include gas central heating, double glazing and a security alarm system. The Garden Room extension has fabulous light coming in through the two skylight windows on the roof and full width BI-Fold doors which gives access to the wonderfully designed private rear garden.

The accommodation is bright, airy and comprises a large reception hall, cloakroom wc, formal bay window lounge, garden room, bedroom five/office, kitchen, dining area and utility room. The upper floor features an impressive galleried landing, a large master bedroom with an impressive en-suite, three further additional bedrooms with one being utilised as a dressing room and a four-piece family bathroom. With the garage converted to bedroom five/office the current owners have cleverly left storage space to the front.

Occupying one of the best plots within the development and enjoying great privacy, the home sits within well-kept gardens with artificial grass and patio areas, pond, water feature and bridge which are surrounded by mature trees. There is a substantial driveway to the front for several cars.

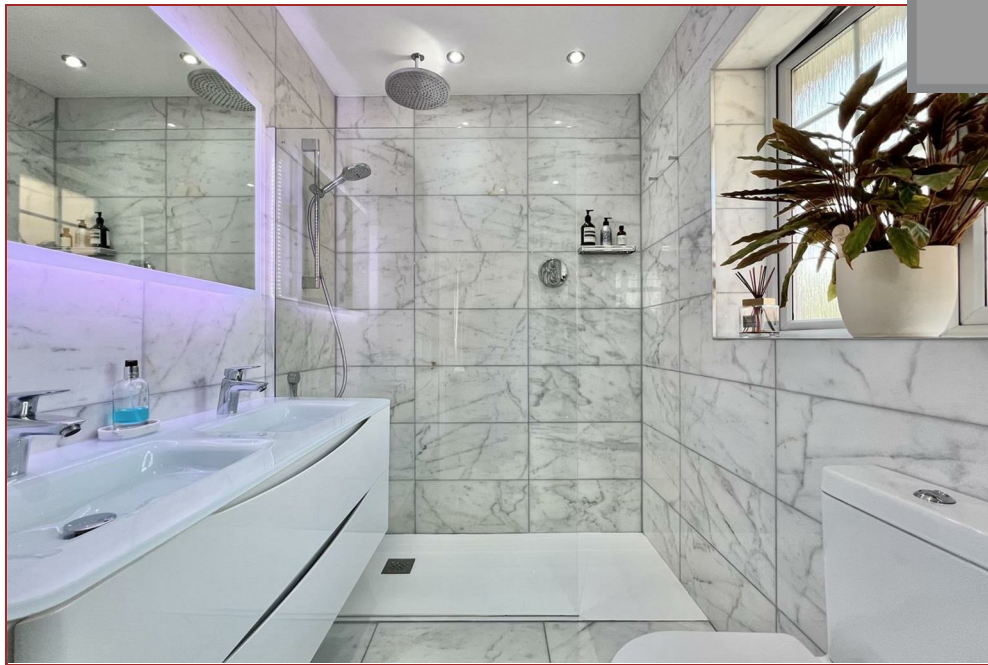
Blantyre is a town of rich heritage, history, and is famous for being the birthplace of the explorer David Livingstone. The area offers excellent shopping amenities and retail parks within Blantyre itself, Hamilton and East Kilbride. Blantyre provides a library, sports centre with gym and swimming pool and excellent primary and secondary schooling is close by.



1668.41 sq ft | EER = C



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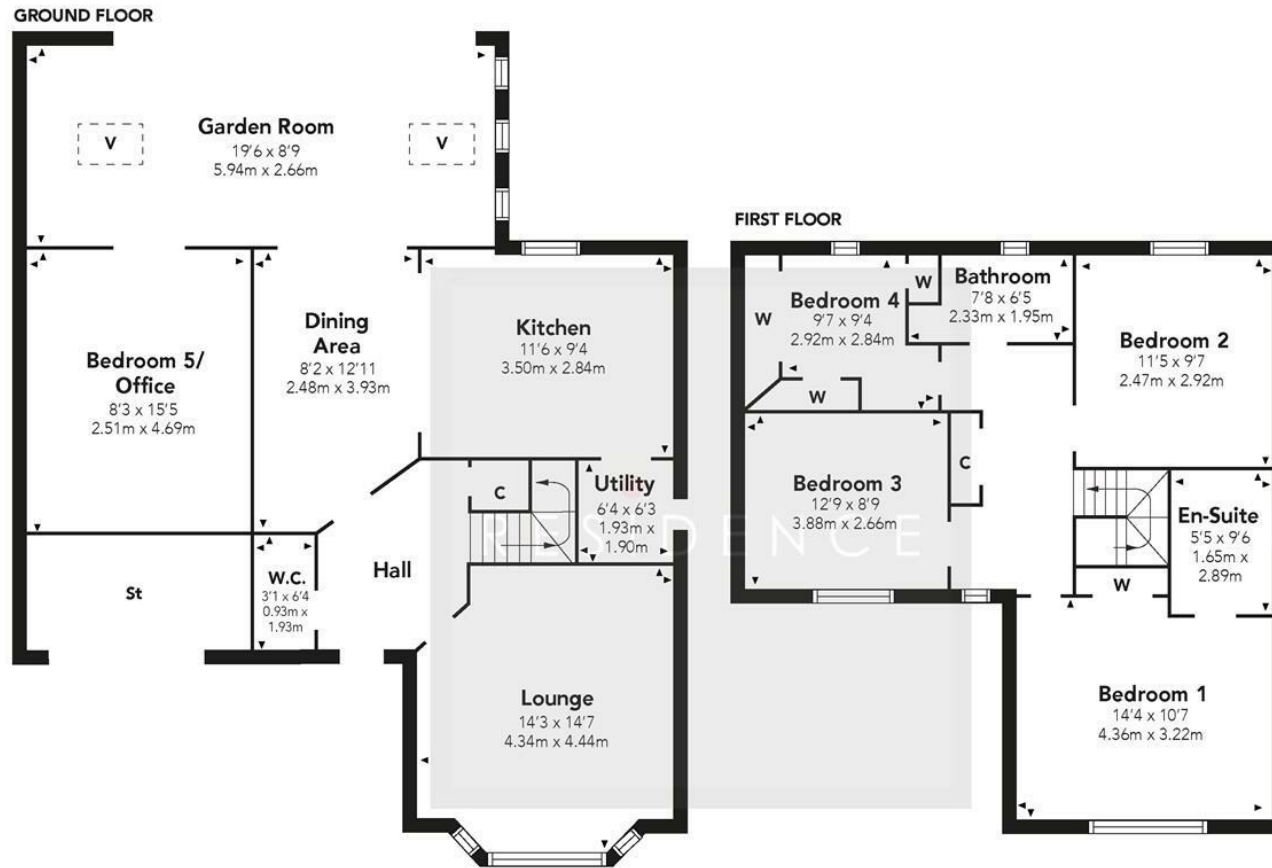




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Swinburne Avenue



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.