



RESIDENCE

59 Lady Nancy Crescent, Blantyre, G72 9BD

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Viewing by appointment with Residence Hamilton

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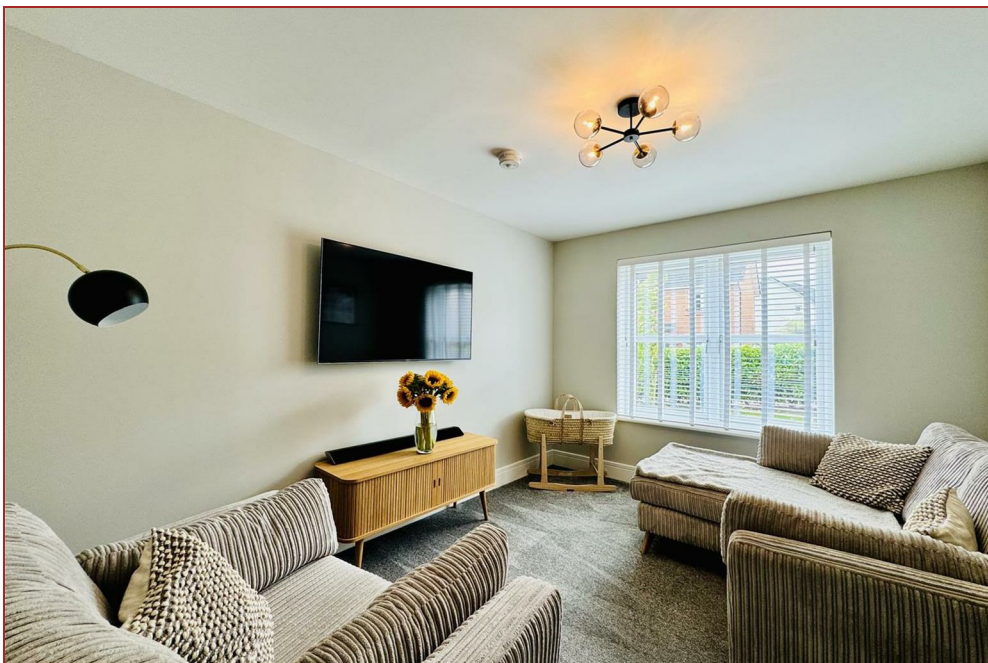
4 Bedrooms | 2 Public Rooms | 2 Bathrooms



Located within the desirable Greenhall Village development, this impressive Avant built family detached villa offers a fantastic layout of bright and airy apartments that have all been freshly decorated and finished to a very high standard throughout.

Built in the model of the Rosebury house type and occupying an excellent position within the development, the cleverly designed arrangement of contemporary living space comprises a welcoming reception hallway with a staircase leading to the upper floor level, a formal lounge with double glazed aspects to the front and a gorgeous integrated fitted dining kitchen with open plan access to a living/family room with double glazed Bi-fold doors opening out to the rear gardens. There is also a utility room and access to a cloaks/wc with a two-piece suite and tiling. On the upper floor, there are four double bedrooms with a master en-suite shower room and a separate family bathroom.

Features of this attractive home include gas fired central heating with Hive controls, double glazing, contemporary tiling, quality floor coverings, gardens to the front and rear with sun deck and planting/bedding areas, monoblock driveway and a garage.

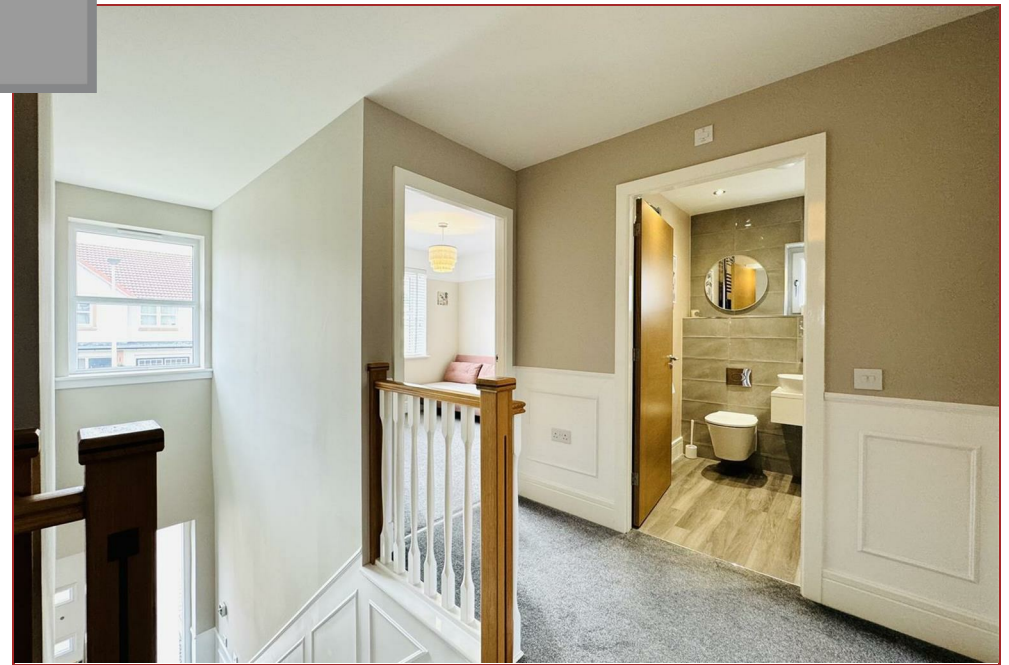


Greenhall Village is a modern housing development built by Avant Homes and is conveniently located for all local amenities, neighbouring Towns and access to all major road links. Blantyre is a town of rich heritage and history and is famous for being the birthplace of the explorer David Livingston. The area offers excellent shopping amenities and retail parks within Blantyre itself, Hamilton and East Kilbride. Blantyre provides a library, a sports centre with a gym and swimming pool and excellent primary and secondary schooling. The area has several parks, picturesque walks, pubs, cafes 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.

1528.00 sq ft | EER = C



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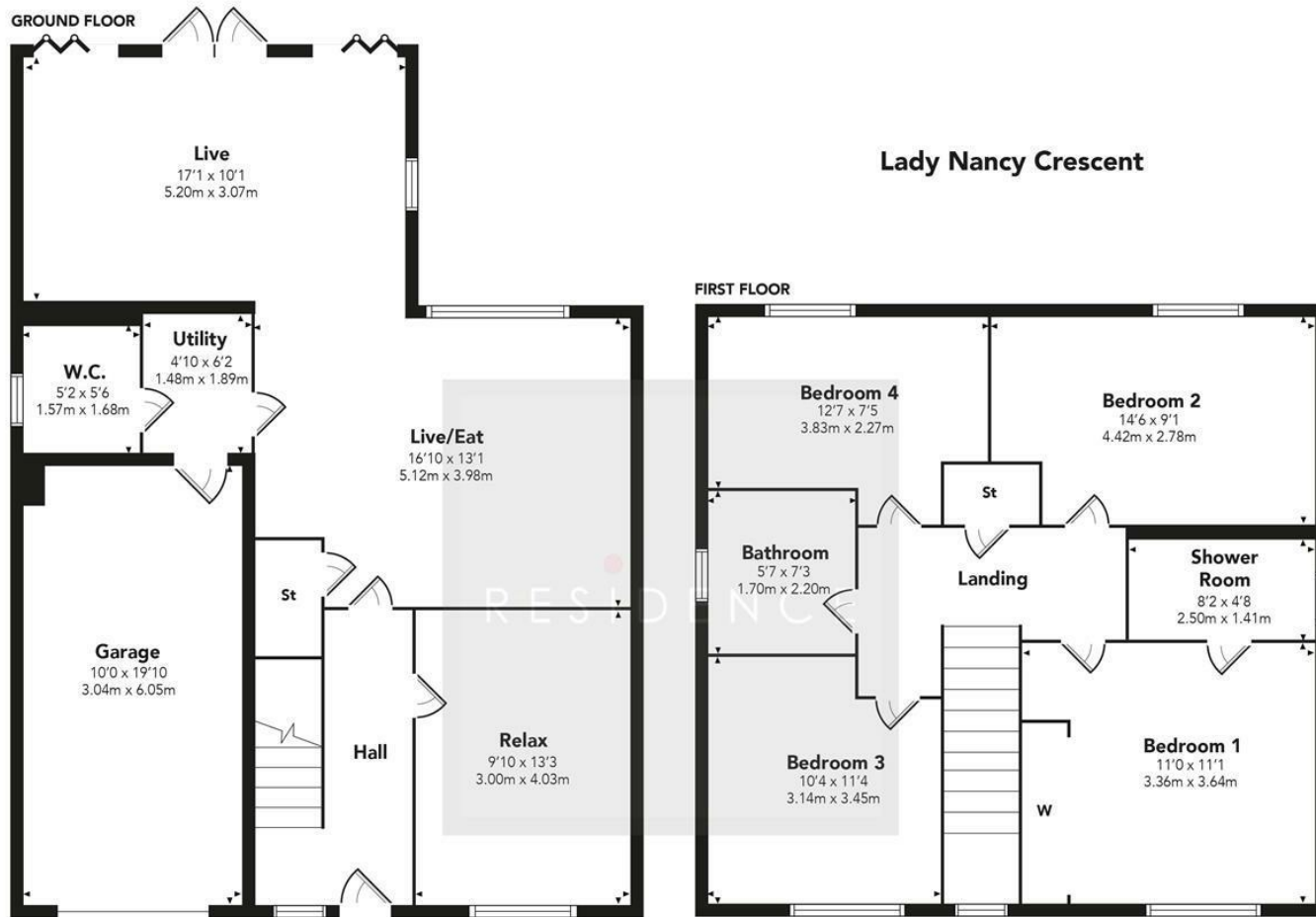




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.