



RESIDENCE

9 Glencairn Avenue, , ML2 7RG

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



2 Bedrooms | null Public Rooms | null Bathrooms

Enjoying a central location and within close proximity of all local amenities, this sure to be popular and instantly appealing 2 bedroomed detached, stone built former gatehouse is sure to appeal to a wide audience.

The property is in walk in condition and offers a well-proportioned and quirky layout of spacious apartments formed all on the one level.

The accommodation comprises, welcoming entrance vestibule, attractive lounge with aspects to front and focal point log burning stove. Inner hallway with access to the modern fitted breakfasting size kitchen that has a range of base and wall mounted storage units with worktop surfaces. The property has 2 double bedrooms and a modern fitted family bathroom.

Features of the property include gas fired central heating, double glazing, a gated driveaway with detached garage and outside log store.

Further features include established garden grounds which surround the home with lawns, patio, pathways and timber fencing.

The floor plan will provide a detailed layout of this characterful home however internal inspection is strongly advised in order to appreciate the size, style and setting on offer.

Glencairn Avenue is within walking distance of the local shops, train station, bus routes and amenities within Cragneuk whilst the neighbouring town of Wishaw has a larger selection of amenities, leisure facilities and the railway station and is a few minutes' drive away, as is the picturesque Clyde Valley. For those commuting by car there is fast and convenient access to Glasgow, Edinburgh and the Central Belt via the M74 motorway.



796.00 sq ft | EER = D



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Glencairn 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.