



RESIDENCE

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Viewing by appointment with Residence Hamilton

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RESIDENCE



4 Bedrooms | 3 Public Rooms | 3 Bathrooms



This family detached villa is located within a popular cul-de-sac of the West Craigs development. The home enjoys a great position within established, private gardens.

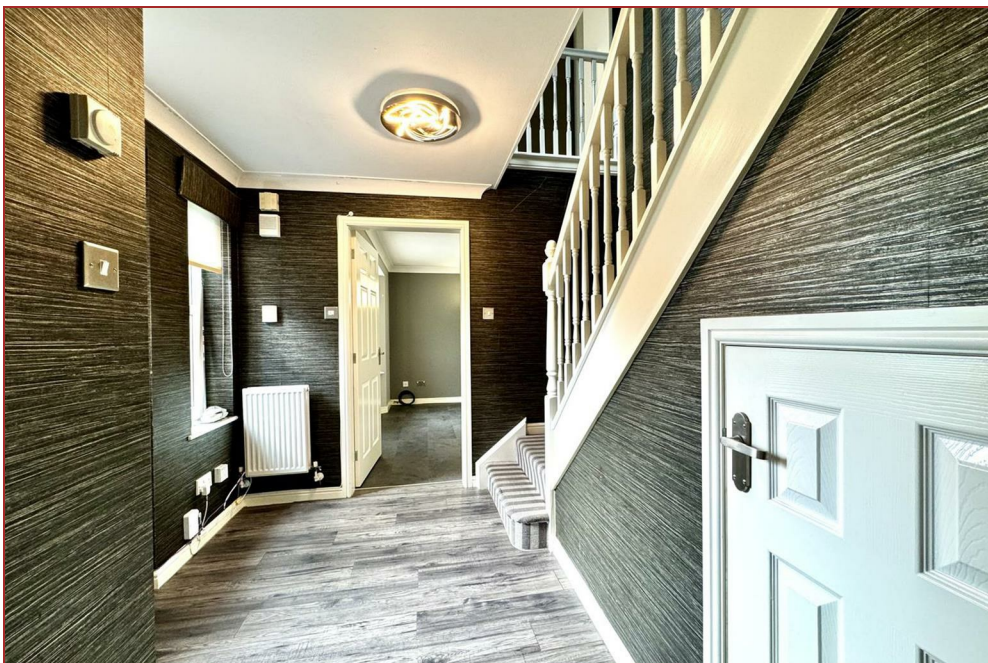
Built by Bryant homes, the home offers a spacious and versatile layout of well-proportioned apartments that are formed over 2 main levels. The property requires a degree of modernisation, and this has been reflected in its competitive asking price.

The accommodation in its entirety consists of; a welcoming reception hallway with staircase leading to the upper floor level, cloaks/wc with 2-piece suite, a spacious bay windowed lounge with double-glazed aspects to front and a formal bay windowed dining room with aspects to rear. French doors from the lounge lead to the rear gardens. There is also a fitted kitchen which has a range of floor and wall mounted storage units and worktop surfaces, and a utility room with an outer door to the side. Downstairs study/home office with aspects to front that is ideal for study/work purposes.

On the upper floor there is a spacious upper landing that leads to the 4 bedrooms. The master bedroom has its own en-suite shower room, whilst there is a separate family bathroom.

Features of the home include gas central heating and double glazing. Further features include established gardens, monobloc parking and a double garage.

West Craigs is situated between Hamilton and East Kilbride Town Centres and is within easy reach of all local amenities. Both Hamilton and East Kilbride offer a wide variety of pubs, restaurants and bistros as well as excellent shopping and sports facilities, including swimming pools, gymnasiums and country parks. For those commuting by public transport, there are frequent bus and rail services to Glasgow and Edinburgh, whilst for those who commute by car the nearby M74 motorway and East Kilbride expressway offer links to central Scotland's main routes.



sq ft | EER =

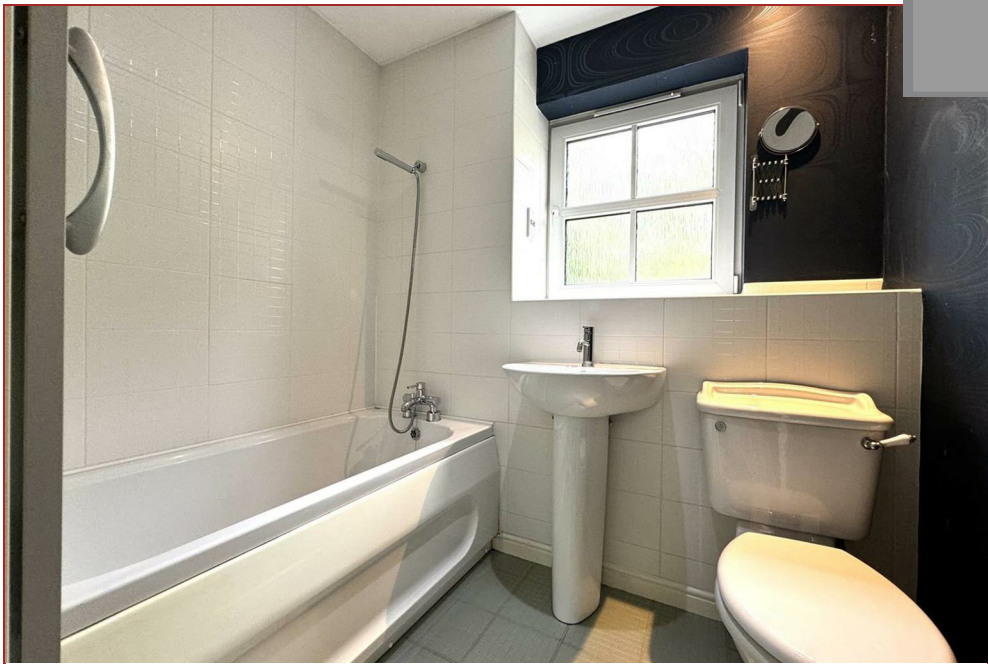


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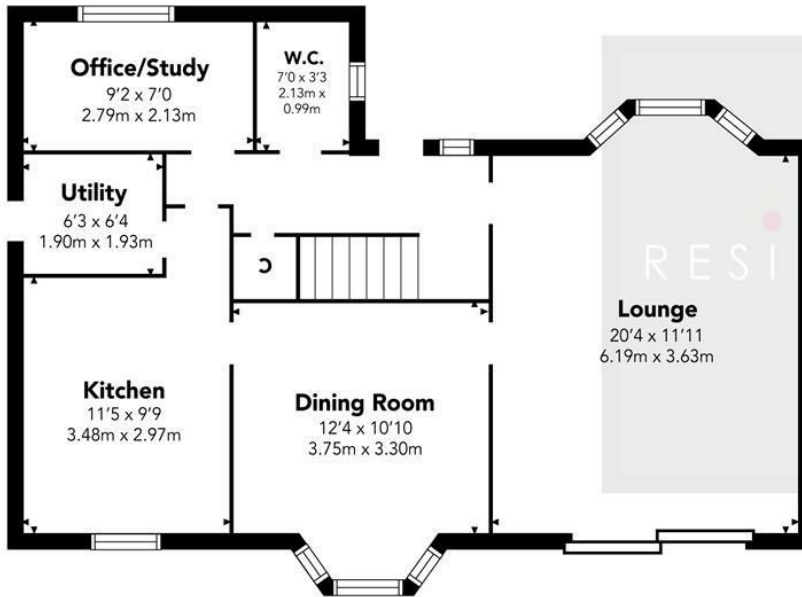
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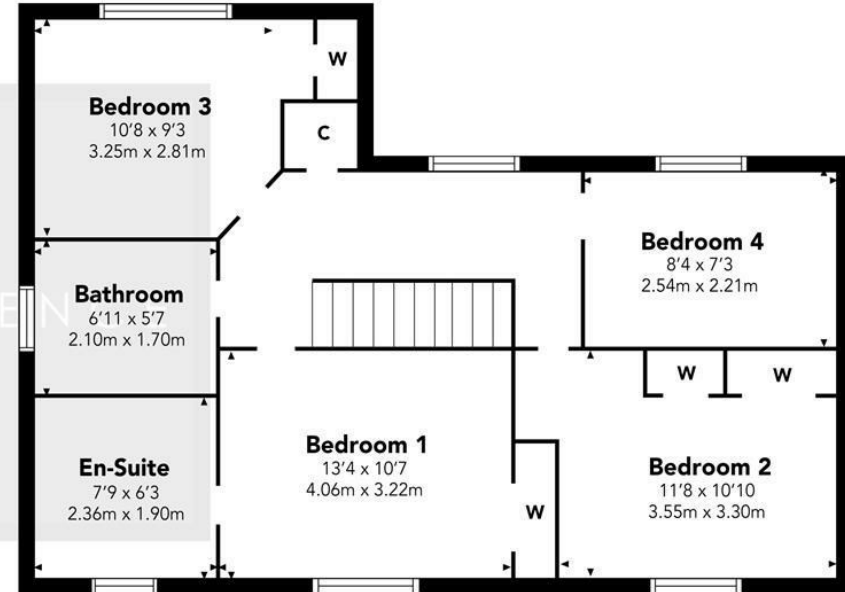


Largo Lane

GROUND FLOOR



FIRST FLOOR



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.