



RESIDENCE

34 Merrylees Road, Blantyre, G72 9AT

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This charming two-bedroom detached property is located on the highly sought-after development in Blantyre, offering a rare opportunity to acquire a well-presented home in a peaceful and established residential area. This attractive residence combines comfortable living with a great sense of privacy, making it ideal for a range of buyers.

Internally, the property boasts a welcoming entrance hallway which leads through to a spacious and naturally bright lounge, complete with large front-facing window that allows natural light to flood the room. The living space flows seamlessly into the dining area, creating the perfect setting for both relaxed evenings and entertaining guests. The kitchen is well-equipped and modern in design, offering ample storage and worktop space, along with access to the rear garden for added convenience.

Both bedrooms are generously proportioned and well-appointed, each offering comfortable accommodation with plenty of room for free-standing furniture. Both bedrooms benefit from built-in wardrobes. The second bedroom is ideal as a guest room, nursery, or home office. The contemporary family bathroom is stylishly finished and features a quality suite with a bath and overhead shower.

Externally, the home sits within beautifully maintained gardens to both the front and rear, with the rear garden offering a tranquil outdoor space that is fully enclosed and ideal for children, pets, or summer gatherings. A private driveway provides off-street parking with a detached outhouse offering additional storage, workshop space or gym. The property has also been installed with EV charging.

Positioned in a desirable pocket of Blantyre, the property enjoys convenient access to a range of local amenities including schools, shops, parks, and public transport links.



581.00 sq ft | EER = C



RESIDENCE





Merrylees Road



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.