



RESIDENCE

3 Sanquhar Gardens, Blantyre, G72 9LY

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Located in one of Blantyre's most sought-after housing developments and presented to the market in excellent condition lies this lovely extended three-bedroom detached villa. The property for sale boasts generous living space over two levels and would be a great opportunity for the family market.

The accommodation comprises of a welcoming reception area with fitted cloaks wardrobes, spacious lounge with staircase to the upper floor, open plan dining room and fitted kitchen. On the upper floor there are 3 bedrooms and a modern fitted family bathroom with 3-piece suite.

The property features a sizable driveway, garage and maintained gardens to both the front and rear.

The floor plan shall provide you with a detailed layout of this well-laid-out and comfortable home; however, we recommend viewing to appreciate the space and setting that's on offer.

The home is heated via gas central heating and double-glazed windows are installed throughout.

Sanquhar Gardens 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, sports centre with gym and swimming pool and excellent primary and secondary schooling. The area has several parks, picturesque walks, pubs, bistro's and restaurants as well as regular bus and train links to the surrounding towns and cities including Glasgow.



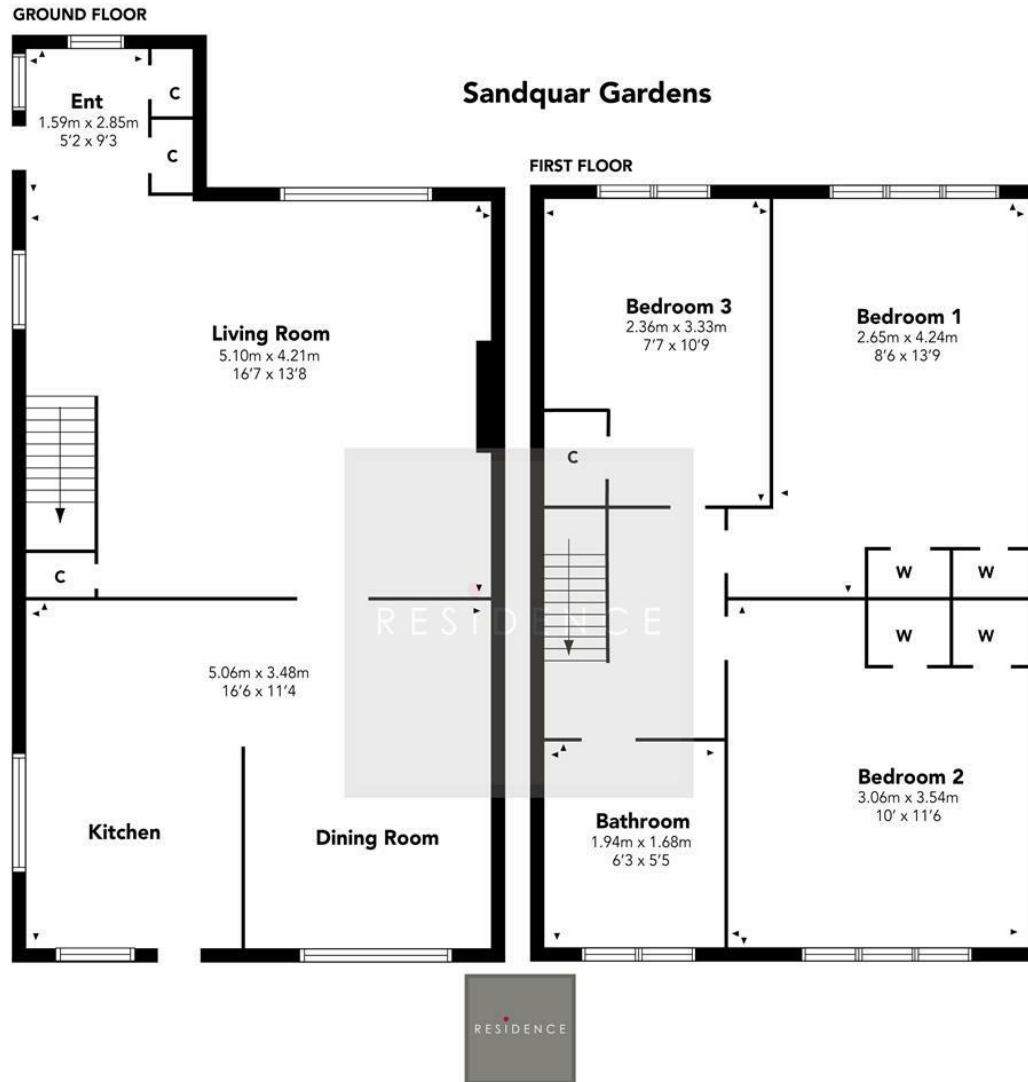
839.00 sq ft | EER = D



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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.