



RESIDENCE

17 Ivy Place, Blantyre, G72 9RA

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Viewing by appointment with Residence Hamilton

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2 Bedrooms | 2 Public Rooms | 2 Bathrooms

This beautifully presented and successfully extended two-bedroom end-terrace villa offers a spacious and thoughtfully designed layout across two levels, making it an ideal starter family home.

Impeccably maintained and move-in ready, the property features fresh, stylish décor throughout, creating a welcoming and modern atmosphere whilst featuring a floored, lined and heated loft with Velux window offering excellent storage facilities.

The accommodation includes an entrance hallway with staircase to the upper level, a generous lounge with double-glazed windows overlooking the front, and a contemporary, fitted dining-sized kitchen with open plan access to an extended bright and airy family room and downstairs wc with 2-piece suite. Upstairs, you'll find two bedrooms and a modern, tastefully fitted family bathroom featuring a three-piece suite and towel rail.

Additional features include gas central heating, double glazing, and well-maintained, corner appointed gardens to the front, side and rear.

Early viewing of this lovely home is highly recommended.

Blantyre is a town rich in history and heritage, famously known as the birthplace of explorer David Livingstone. The area offers excellent shopping amenities, including retail parks in Blantyre, Hamilton, and East Kilbride. It boasts a range of leisure facilities such as a library, sports centre with a gym and swimming pool, and excellent primary and secondary schools. The town is surrounded by scenic parks, picturesque walks, pubs, bistros, and restaurants. Convenient transport links include regular bus and train services to surrounding towns and cities, including Glasgow, with Blantyre Train Station within walking distance. For drivers, the nearby A725 East Kilbride Expressway connects to the M74 and M8 motorways, providing easy access to Glasgow, Edinburgh, and beyond.



1227.00 sq ft | EER = C



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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.