



RESIDENCE

14 Armour Court, Blantyre, G72 9TS

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Viewing by appointment with Residence Hamilton

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2 Bedroom | 2 Public Room | 1 Bathroom

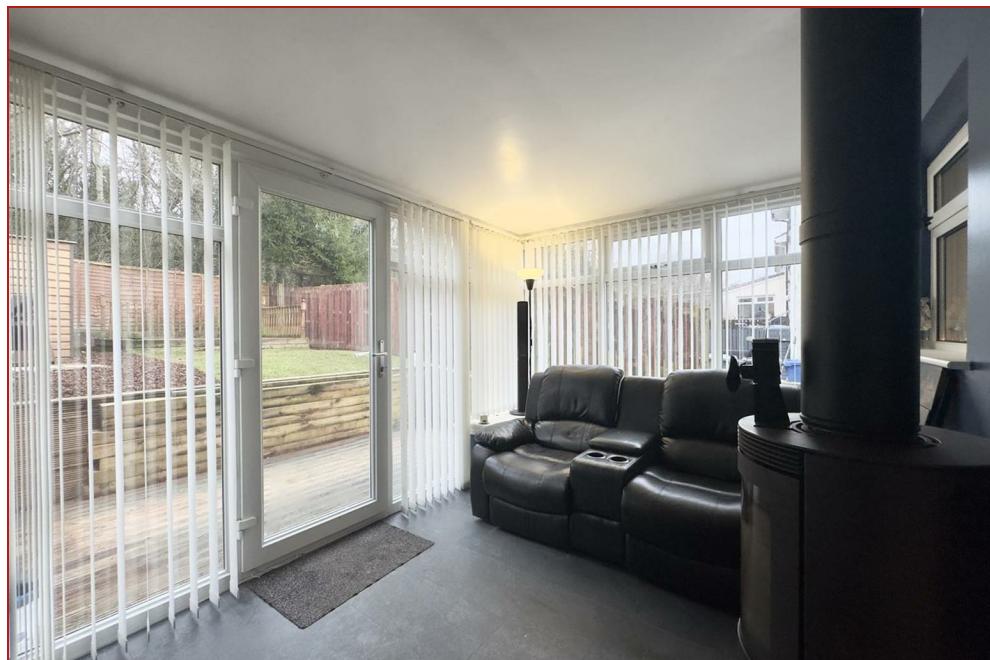
Located in a highly sought-after residential area, this extended two-bedroom semi-detached villa presents an ideal opportunity for first-time buyers or those looking to downsize.

The accommodation comprises an entrance vestibule leading into a spacious formal lounge with a staircase to the upper level and front-facing windows. The modern fitted kitchen features a range of base and wall-mounted storage units, complemented by worktop surfaces. Double-glazed French doors from the kitchen open into a rear-facing garden room, complete with a log-burning stove, an external door accessing the garden, and additional windows providing natural light. Upstairs, there are two comfortable bedrooms and a contemporary family bathroom with a stylish suite and tasteful tiling.

Additional features include gas central heating, double glazing, a driveway, a garage with access from both the front and rear, and well-maintained, enclosed gardens to the rear.

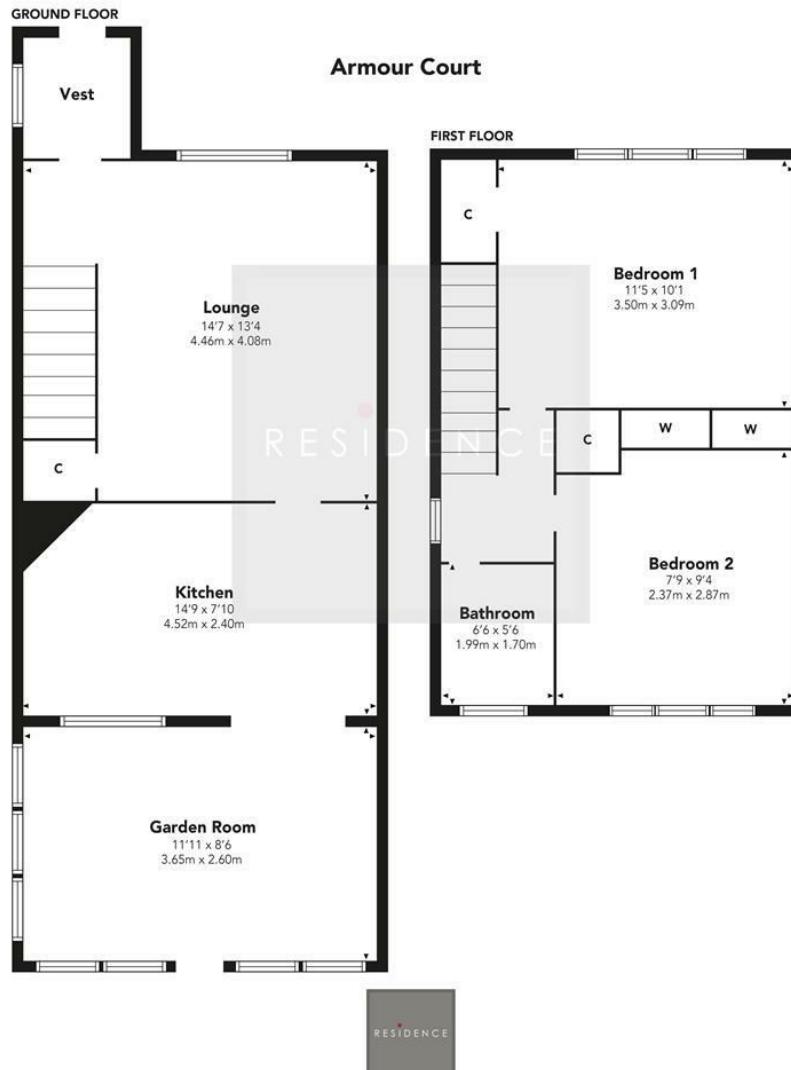
Early viewing is highly recommended.

Armour Court is a popular address within the town of Blantyre, an area renowned for its rich heritage and history, notably as the birthplace of explorer David Livingstone. The area offers excellent amenities, including shopping facilities, a library, a sports centre with a gym and swimming pool, and top-rated primary and secondary schools. Residents can enjoy numerous parks, scenic walks, and a variety of pubs, bistros, and restaurants. Regular bus and train links connect Blantyre to surrounding towns and cities, including Glasgow. For commuters, the nearby A725 East Kilbride Expressway provides quick access to the M74 and M8 motorways, linking to Glasgow, Edinburgh, and beyond.



775.00 sq ft | EER = C





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.