



DETACHED CHALET VILLA

9 BLAIRSTON AVENUE
BOTHWELL
G71 8RU



9 BLAIRSTON AVENUE, BOTHWELL G71 8RU

Occupying a corner plot this unique DETACHED CHALET VILLA comprises a generously proportioned family home which has been cleverly extended to include a self contained annexe or "granny flat" and completed circa 1990.

Decorative double glazed PVC front door onto entrance hall with tiled floor finish, broad reception hall with storage cupboard below stairs, fabulous and immediately impressive near 19' lounge enjoying aspects over carefully laid out and fully stocked front garden, semi open plan dining room overlooking rear garden, family room with patio doors onto large conservatory with tiled floor finish and aspects over rear garden, there is also a double bedroom with fitted wardrobes at this level which is currently utilised as a home office/study, fully fitted kitchen with aspects over the rear garden.

On the first floor of the main house are two large double bedrooms, both with fitted wardrobes in addition to a fully tiled bathroom comprising three piece suite with electric shower above bath.

The annexe is self contained with its own entrance hall with double glazed and PVC door and storage below stairs, generously proportioned lounge, fully fitted and tiled breakfasting kitchen, the first floor comprises a double bedroom and fully tiled bathroom comprising three piece suite. Access to the annexe can also be gained from an adjoining door within the kitchen.

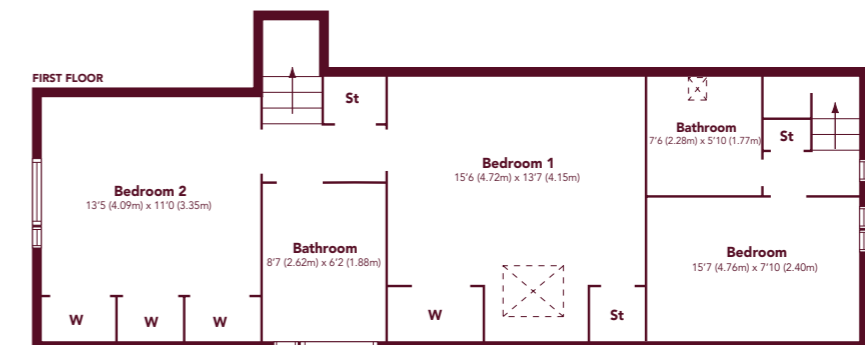
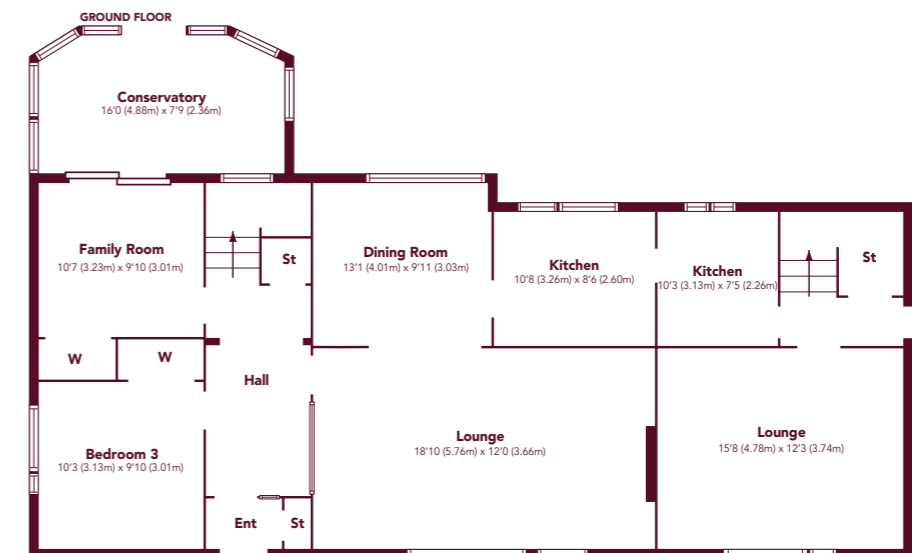
There is PVC double glazing throughout and the house and annexe each have their own independent gas central heating systems.

The property is set amidst extensive private gardens to both front and rear.

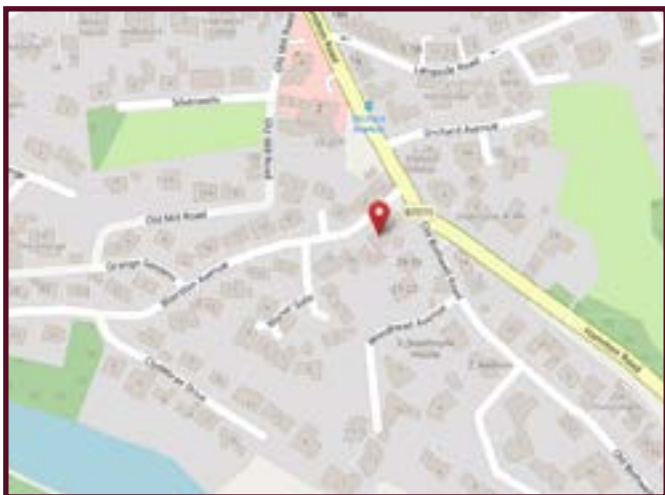
Blairston Avenue is a sought after address within this exclusive district and is just off Hamilton Road and nearby Main Street with a varied range of independent shops including boutiques, restaurants and bars, convenient for Bothwell Castle golf club and access to the motorway network with Uddingston and Hamilton being within a few minutes travel.

Measurements

LOUNGE	18'10 (5.76m) x 12'0 (3.66m)	BEDROOM TWO	13'5 (4.09m) x 11'0 (3.35m)
DINING ROOM	13'1 (4.01m) x 9'11 (3.03m)	BATHROOM	8'7 (2.62m) x 6'2 (1.88m)
FAMILY ROOM	10'7 (3.23m) x 9'10 (3.01m)	ANNEXE	
CONSERVATORY	16'0 (4.88m) x 7'9 (2.36m)	LOUNGE	15'8 (4.78m) x 12'3 (3.74m)
BEDROOM THREE	10'3 (3.13m) x 9'10 (3.01m)	KITCHEN	10'3 (3.13m) x 7'5 (2.26m)
KITCHEN	10'8 (3.26m) x 8'6 (2.60m)	FIRST FLOOR	
FIRST FLOOR		BEDROOM	15'7 (4.76m) x 7'10 (2.40m)
BEDROOM ONE	15'6 (4.72m) x 13'7 (4.15m)	BATHROOM	7'6 (2.28m) x 5'10 (1.77m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Travelling south along Main Street from the junction with Fallside Road past Green Street on left and onto Hamilton Road, past Langside Road on left turning right onto Blairston Avenue and number 9 is on left.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band G

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



**FREE VALUATIONS
CONVEYANCING QUOTES**

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE