

move on

Offers over £127,500
Kirkton Avenue, Blantyre



3

Bedrooms



1

Bathroom



1

Receptions



- Well presented mid-terraced home in walk-in condition
- 3 double bedrooms
- Close to local amenities in Blantyre Main St as well as Blantyre train station
- Bright lounge with laminate flooring and neutral decor
- Fully tiled bathroom with a shower over the bath
- Easy access to the M74 motway as well as the East Kilbride Expressway A725
- Modern kitchen with cream high gloss wall and floor units and oak coloured worktops
- Enclosed garden to the front and rear
- COUNCIL TAX BAND: A - EPC RATING: D

Located in the heart of Blantyre, this three-bedroom terraced house on Kirkton Avenue offers a comfortable and practical living space. The property features a bright reception room with laminate flooring and a modern fireplace, providing a welcoming atmosphere for relaxation or entertaining. The kitchen is fitted with cream high gloss units, light oak worktop, and an integrated oven/hob, making it a functional space for meal preparation.

Upstairs, the house comprises three bedrooms, each offering generous space and natural light. The main bedroom is carpeted, adding warmth and comfort. The fully tiled bathroom is equipped with an over bath shower and white sanitary ware.

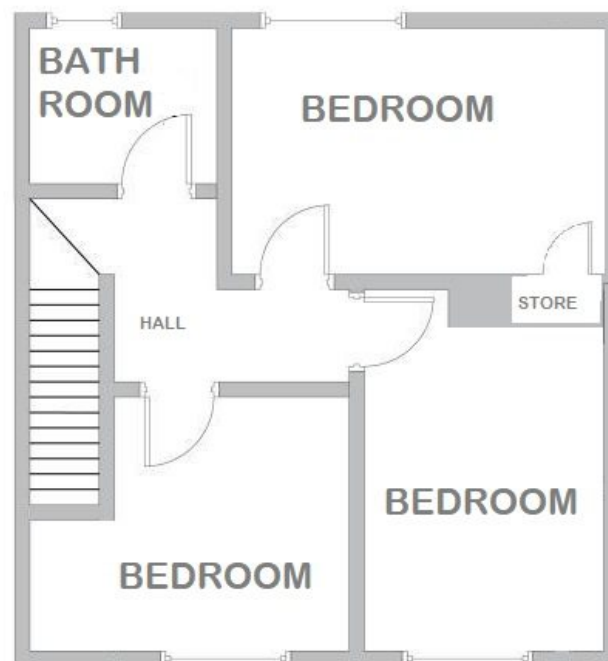
The outdoor space includes a front garden and a rear garden with a lawn and patio area, perfect for outdoor activities or gardening. The property benefits from double glazing and central heating, ensuring comfort throughout the year.

Blantyre is a well-connected area, offering easy access to local shops, schools, and public transport. The nearby A725 provides convenient links to both the M74 & M8 motoways connecting Glasgow and surrounding areas, making it an ideal location for commuters.

This terraced house is a practical choice for those seeking a home in a convenient location, with all essential amenities within reach.



GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Kirkton Avenue, Blantyre

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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England, Scotland & Wales		
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