



OFFERS OVER  
**£375,000**  
**Calderglen Avenue**  
Glasgow, G72 9UP

## PROPERTY SUMMARY

Tucked away in a charming and sought-after area of Blantyre, Glasgow, this exceptional residence on Calderglen Avenue presents a rare opportunity to enjoy the perfect harmony of space, style, and comfort—tailored beautifully for modern family living.

Boasting five generously proportioned bedrooms, this impressive home effortlessly accommodates growing families, visiting guests, or those seeking versatile spaces for a home office, hobby room, or peaceful retreat.

Step inside and you are immediately welcomed by a bright and spacious reception room—the true heart of the home. Designed with both relaxation and entertaining in mind, this inviting space exudes warmth and elegance, creating the perfect setting for everything from cosy evenings in to lively gatherings with friends and family. The thoughtfully considered layout allows each room to flow seamlessly into the next, enhancing the sense of openness and light throughout.

The property further benefits from three well-appointed bathrooms, a true luxury for busy households. Each is finished with modern fixtures and fittings, combining practicality with contemporary style to ensure comfort and convenience for all.

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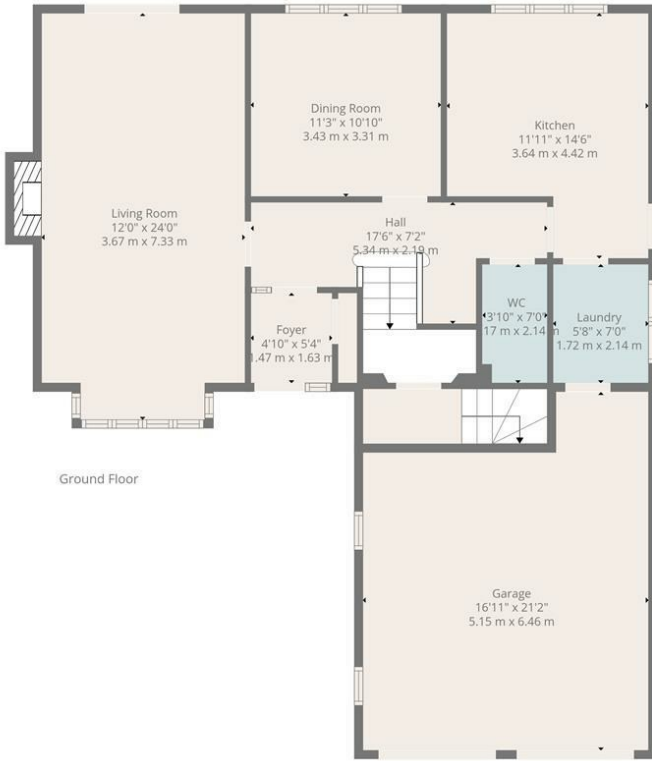
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**LOCAL AUTHORITY**  
South Lanarkshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         |           |
| (81-81) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 84        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Scotland</b>                             |  | EU Directive 2002/91/EC |           |

**TOTAL: 1804 sq. ft, 167 m2**

Ground floor: 801 sq. ft, 74 m2, 1st floor: 1003 sq. ft, 93 m2

EXCLUDED AREAS: UNDEFINED: 101 sq. ft, 10 m2, GARAGE: 317 sq. ft, 29 m2, FIREPLACE: 9 sq. ft, 1 m2, WALLS: 173 sq. ft, 17 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HEMMINGS HOMES

**OFFICE ADDRESS**

376 Brandon Street  
Motherwell  
North Lanarkshire  
ML1 1XA

**OFFICE DETAILS**

01698 263413  
enquiries@hemmingshomes.co.uk  
hemmingshomes.co.uk