



RESIDENCE

61 Lady Nancy Crescent, Blantyre, G72 9BD

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Viewing by appointment with Residence Hamilton

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RESIDENCE





3 Bedrooms | 1 Public Rooms | 3 Bathrooms

Located within the highly desirable Greenhall Village development, this impressive Avant-built, three-bedroom semi-detached villa offers beautifully presented, bright and spacious accommodation, freshly decorated and finished to an excellent standard throughout.

Presented in true walk-in condition, the accommodation begins with a welcoming entrance hallway and continues to a stylish open-plan kitchen and dining area, complete with a range of integrated appliances. A generous cloakroom/WC adds further practicality, while to the rear is a spacious formal lounge featuring impressive bi-fold doors that open directly onto the decking and landscaped rear garden.

On the upper floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. A stylish family bathroom completes the upper accommodation.

Further features of this attractive home include gas-fired central heating with Hive controls, double glazing, contemporary tiling and quality floor coverings throughout.

Externally, the property is complemented by a monobloc driveway and beautifully landscaped rear gardens designed with both relaxation and entertaining in mind. The garden features a decked area, artificial lawn, paved patio and pathways, together with a timber-built summer house which provides a fantastic additional space for entertaining, relaxing or use as a home office.

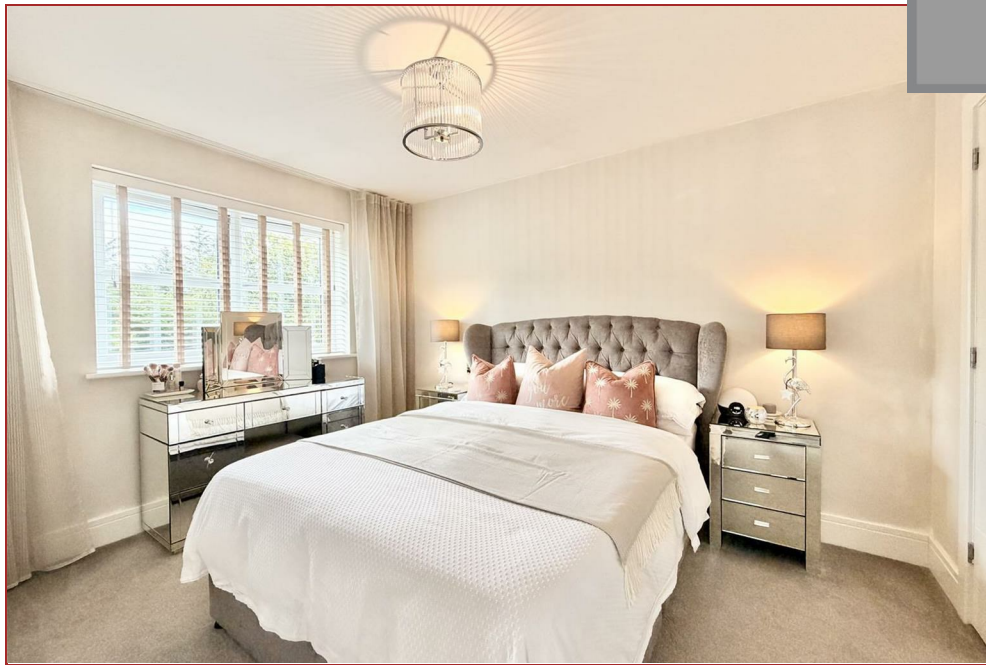
Greenhall Village is a popular modern development by Avant Homes, conveniently positioned for a wide range of local amenities, neighbouring towns and excellent transport links. Blantyre is a town rich in heritage and history, perhaps best known as the birthplace of renowned explorer David Livingstone.

The surrounding area offers excellent shopping facilities and retail parks across Blantyre, Hamilton and East Kilbride, together with a library, sports centre with gym and swimming pool, and a good selection of primary and secondary schools.

968.75 sq ft | EER = B



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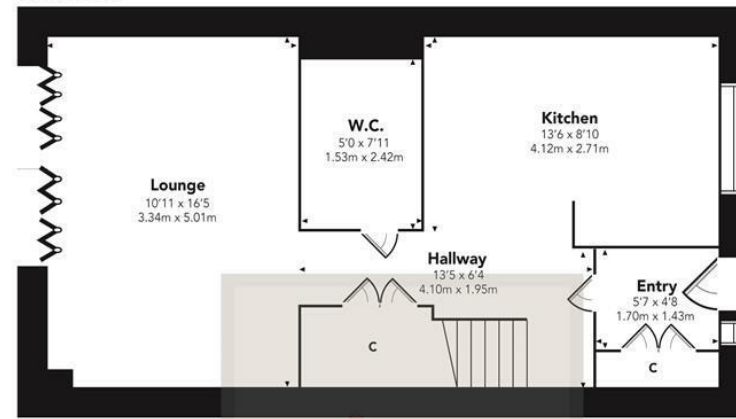
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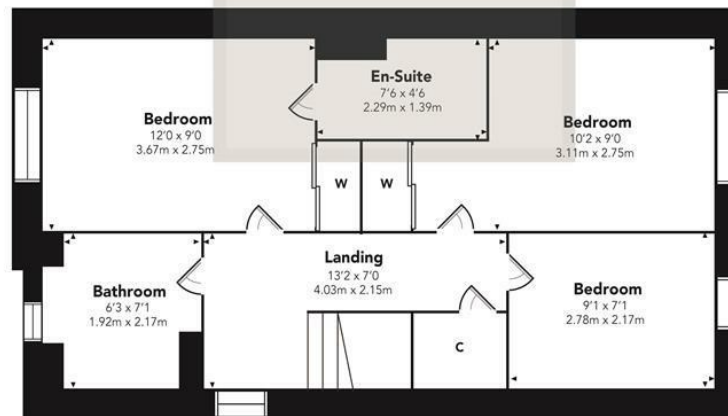


Lady Nancy Crescent

GROUND FLOOR



FIRST FLOOR



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.