



RESIDENCE

62 Burnside Crescent, Blantyre, G72 0LE

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG





3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This modern three-bedroom end terraced villa offers an excellent opportunity for first-time buyers, young families or those looking for an affordable home presented in walk-in condition.

The property provides a bright, well-proportioned and practical layout over two levels. The accommodation begins with an entrance vestibule leading into the hallway and a spacious formal lounge which enjoys aspects to both the front and side.

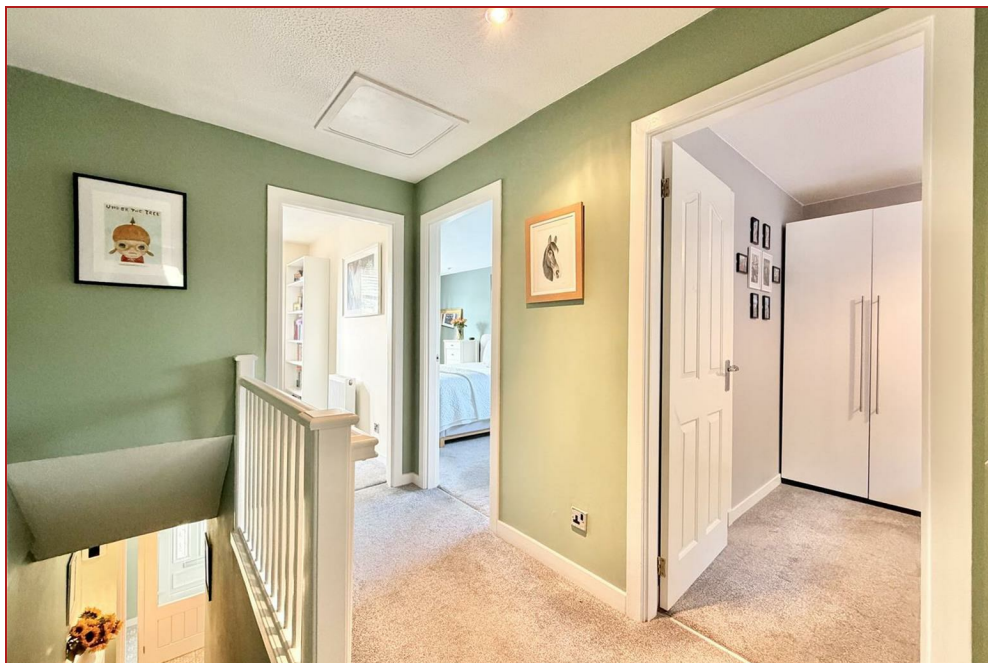
To the rear is a dining-size kitchen, fitted with a modern range of units and providing ample space for family dining. Double-glazed French doors open directly from the kitchen onto the rear gardens, creating a pleasant connection between the indoor and outdoor spaces.

On the upper floor there are three bedrooms, together with a modern fitted family bathroom. The principal bedroom is particularly generous in size, while the remaining bedrooms provide flexible accommodation suitable for children, guests or home working.

Features of the property include gas central heating and double glazing, while an allocated parking bay is conveniently positioned to the front.

The enclosed rear gardens have been designed with ease of maintenance in mind and are attractively arranged over two levels. They incorporate a paved patio, chipped display area and a small decked section with pergola, providing useful areas for outdoor seating and entertaining.

Blantyre is a popular and well-established town within South Lanarkshire, conveniently positioned for access to Hamilton, East Kilbride and Glasgow. The area offers a wide range of everyday amenities including shops, supermarkets, schooling and recreational facilities. Blantyre railway station provides regular services towards Glasgow, while nearby road and motorway links make the area particularly convenient for commuters.



968.75 sq ft | EER = C



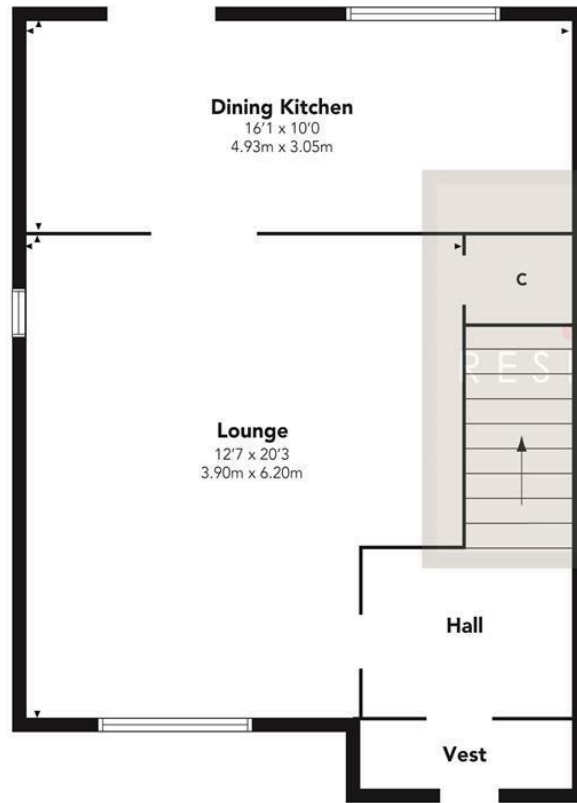
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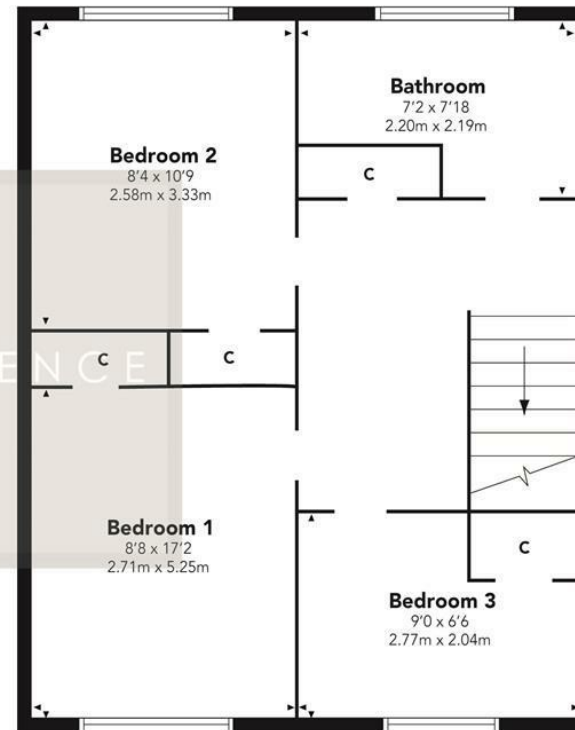


Burnside Crescent

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.