



34 Kirkwall Avenue, Blantyre, Glasgow, South Lanarkshire, G72 9NX

Beautifully Presented & Spacious, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and spacious, three-bedroom, semi-detached family home, with gardens, a detached garage and a driveway. Located in a popular, family-friendly estate of Priory Bridge in Blantyre, southwest of Glasgow city centre.

Comprises a front and rear porch, a semi-open-plan living and dining room, a kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a modern fitted kitchen and bathroom, quality wood and contemporary flooring, and a gas fireplace for the lounge. In addition, there is gas central heating, double glazing, and good storage including a loft and a garage with power and lighting.

Externally, the property benefits from low-maintenance gardens to both aspects, including a mono-blocked driveway continuing to the side.

A welcoming bright entrance porch offers good space for cloak-wear and opens into a generous living space, enjoying a westerly aspect allowing plentiful natural light, and features two built-in cupboards and a gas fireplace. With continuous wood flooring through the public room, the dining area has patio doors leading to a rear porch, offering further space for outerwear, and features further patio doors leading into the garden.

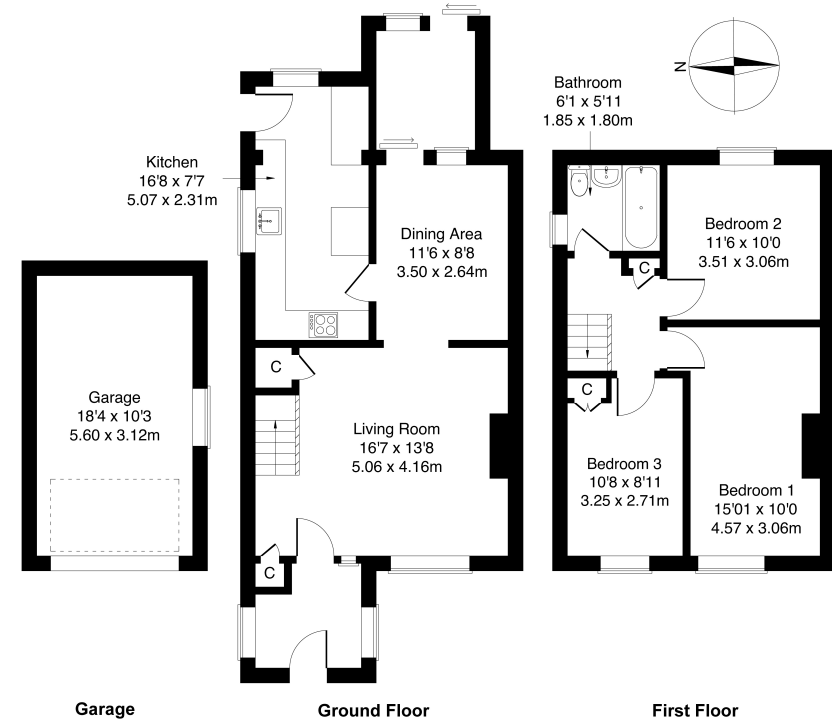
Set off the dining area, a stylish kitchen is fitted with modern units, stone effect worktops with matching splashbacks, and a sink with a drainer; whilst also offering built-in storage cupboards and further garden access. Appliances include a freestanding American-style fridge/freezer, and an integrated oven, gas hob and dishwasher.

On the upper floor, bedroom one is set to the front with wood-effect flooring and a pendant light fitting, whilst two further flexible bedrooms are set to opposite aspects, all offering ample space for freestanding furnishing. Completing the accommodation, the family-size bathroom is fitted with a stylish three-piece suite including a rainfall shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1184 sq ft - 110 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated on the south bank of the River Clyde in South Lanarkshire, Blantyre lies 12 miles southeast of Glasgow. The town offers a variety of local eateries and a range of traditional shops, as well as larger supermarkets; with the larger town of Hamilton also offering a range of amenities and services throughout; and a little further afield, Motherwell and East Kilbride provide additional retail options. With easy access to the East Kilbride Expressway and the M74 connecting

the north and south, Blantyre also offers its own railway station with regular services to Glasgow, Motherwell, Lanark and Larkhall, while there are bus links to Glasgow and East Kilbride. There are also well-regarded primary and secondary schools within the area, and open green spaces for leisure and recreation at Strathclyde Country Park, as well as the nearby Clyde Valley National Tourist Route and Chatelherault Country Park.





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