



9 Elie Road, Blantyre, Glasgow, South Lanarkshire, G72 0GX

Immaculately Presented & Flexible, Three Bedroom, Modern Detached Home with Gardens & Driveway

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Property Description

Immaculately presented and flexible, three-bedroom, detached family home with gardens and a double driveway. Located in a popular modern, factored development in the Blantyre area, southeast of Glasgow centre. Comprises an entrance hall, living room, dining/kitchen, a flexible family room, three bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a quality kitchen with integrated appliances and quartz worktops, stylish bathrooms, and continuous Kardean flooring on both levels. Further features include recessed spotlighting, slimline radiators, multiple TV points and tasteful contemporary decor throughout - ready-to-move-in. In addition, there is gas central heating with Nest control, double glazing, and good integrated storage including a loft.

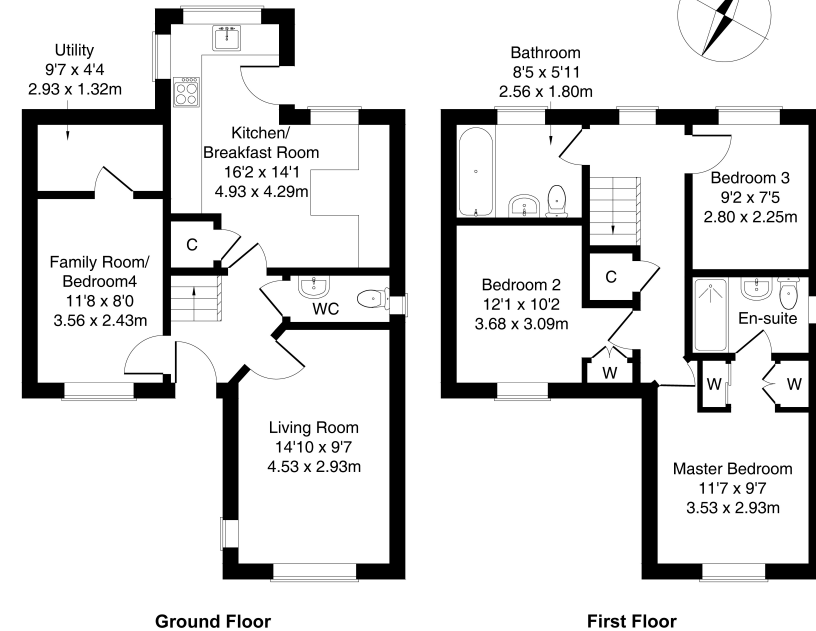
Externally, there are lawns and a driveway to the front; whilst a large enclosed rear garden features a synthetic turf lawn and a composite patio deck. This modern residential development provides maintained communal grounds including a children's playground and additional visitor parking spaces.

A welcoming entrance hall gives access throughout the ground floor, including a stylish and convenient WC. Set to the front, the dual-aspect living room features herringbone Kardean flooring, a TV wall mount, a central light fitting, plain covings and ample space for freestanding lounge furniture. Whilst a flexible family room is similarly well-finished, providing a further lounge area or a guest/bedroom four.

To the rear, the generously sized kitchen is fitted with modern units, quartz worktops with matching upstands, a tiled surround, a large breakfast table, recessed spotlights and herringbone Kardean flooring. Integrated appliances include an induction hob with a canopy above, an oven, a fridge/freezer and a dishwasher; whilst the utility offers further space for freestanding appliances.

On the upper floor, the master bedroom is to the front, featuring two built-in wardrobes, one of which has mirror doors, carpeted flooring, a central light fitting, a TV wall mount and an en-suite shower room. Two further flexible bedrooms are set to opposite aspects, both well-finished, with bedroom two featuring a built-in wardrobe. Completing the accommodation, the stylish bathroom is fitted with a modern three-piece suite with a rainfall shower over the bath, a mix of tiling and a ladder-style radiator.

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Approximate Gross Internal Area: (1001 sq ft - 93 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

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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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