



RESIDENCE

3 Methil Way, Blantyre, G72 0JW

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

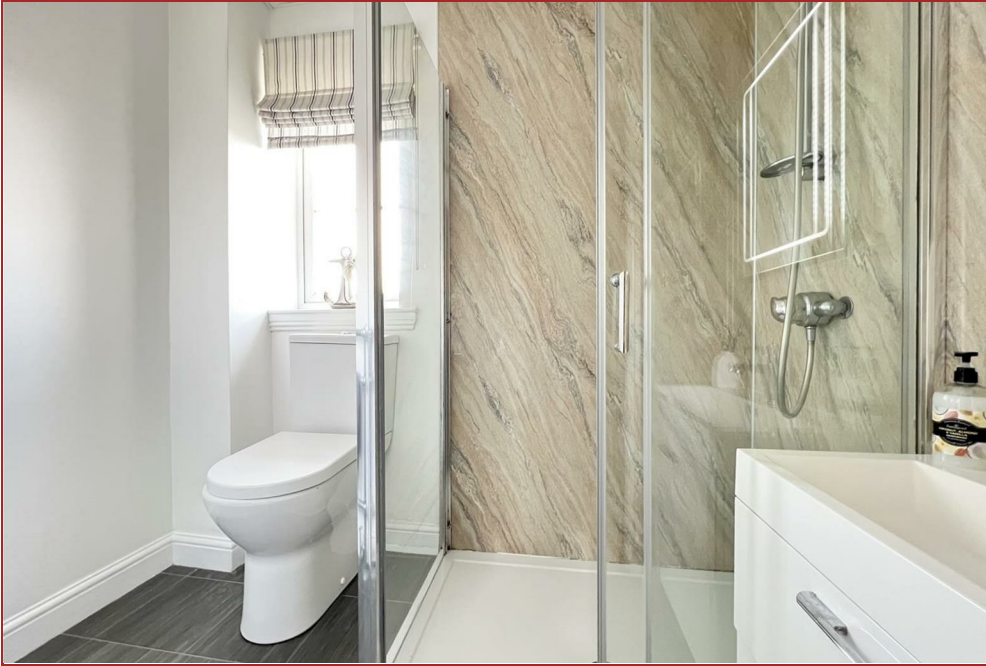
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE



4 Bedrooms | 2 Public Rooms | 3 Bathrooms



This impressive, Kier built modern detached villa offering fantastic living space over two floors and is set within a popular cul-de-sac within the ever popular West Craigs development.

The property has been modified and extensively upgraded over the years which includes designer kitchen and stylish, contemporary bathroom and en-suite while offering bright and spacious rooms making excellent use of all available space to provide an attractive family home with high spec finishing's. The interior has been decorated neutrally and the addition of quality floor coverings enhances the overall appeal.

The home occupies an excellent position within great size and very well-maintained gardens with monoblock driveway to front and integrated garage.

Accommodation comprises welcoming reception hallway. Cloaks/wc. Generous size open plan lounge/dining room. Impressive, German designed fitted kitchen that has a range of base and wall mounted storage units and integrated appliances. On the upper floor there are four bedrooms with master en-suite shower room and contemporary fitted family bathroom.

Features of the property include gas central heating and double glazing, Early viewing of this fine family home is highly advised.

West Craigs is perfectly placed for the neighbouring towns of Blantyre, Hamilton and East Kilbride. Both Hamilton and East Kilbride town centres offer excellent shopping facilities and amenities. The town of Hamilton has an excellent choice of sports and recreational pursuits including swimming pools and gymnasiums. The town also has a wide variety of pubs, restaurants and bistros, and for those commuting by public transport there are frequent bus and rail services to Glasgow and Edinburgh. For those who commute by car the nearby M74 motorway and East Kilbride expressway.



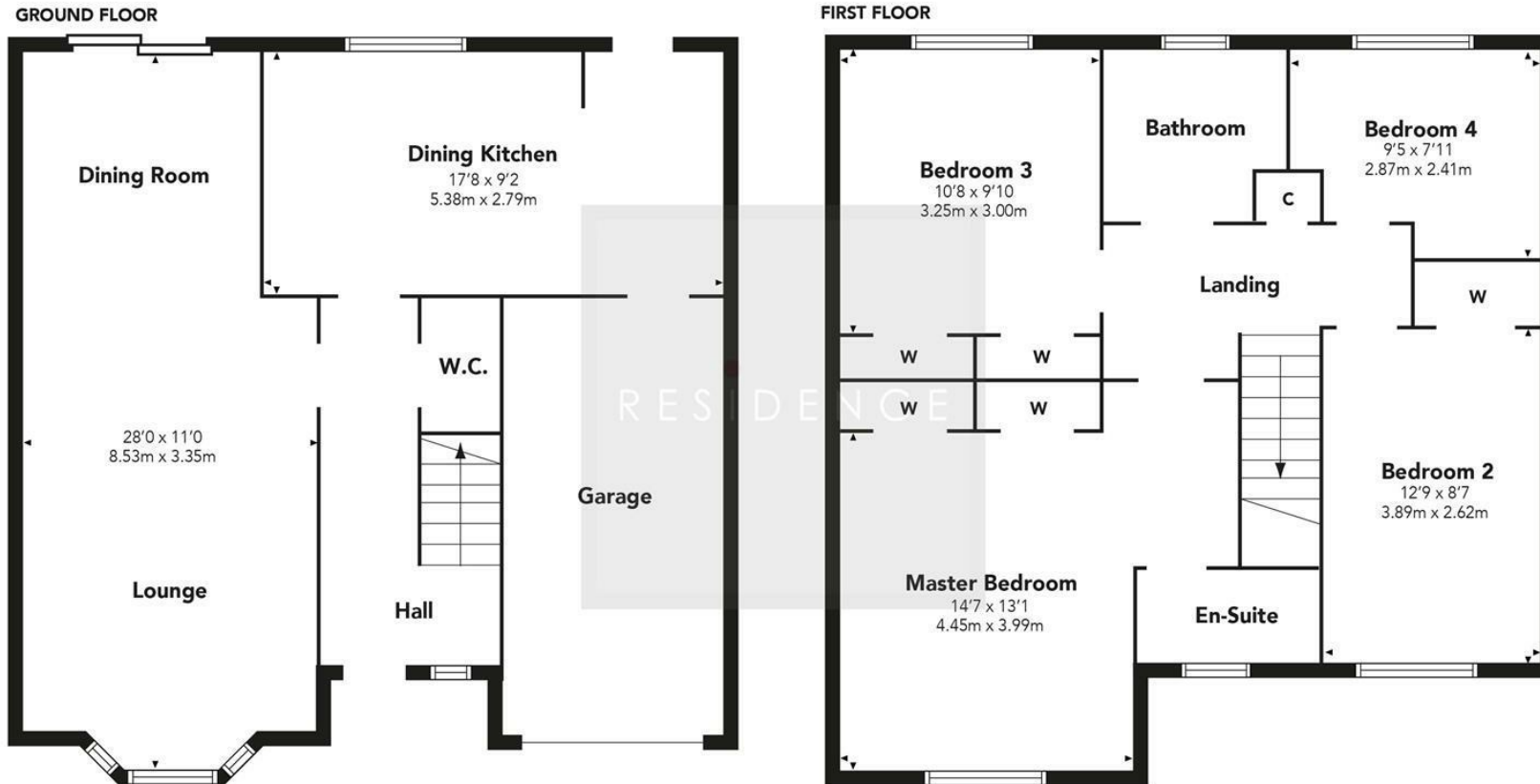
sq ft | EER =



RESIDENCE



Methil Way



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.