



RESIDENCE

89 Buller Crescent, Blantyre, G72 9JF

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This well proportioned modern semi detached villa is set within a much admired and rarely available development.

The property has undergone recent improvements in the family bathroom which now has modern luxury white sanitary ware, tiling and fittings. The spacious kitchen incorporates a black glass electric hob, an oven and an extractor hood and ample space for dining, from here is access to the conservatory. Additional features include double glazing, gas central heating and summer house in the rear garden.

The accommodation is bright, neutrally decorated and comprises reception hall, cloakroom wc, lounge, spacious dining kitchen, three well proportioned bedrooms and a family bathroom.

This particular home has a great sized garden with a lawn and driveway to the front whilst the enclosed rear garden has a patio area, lawn and summer house.



Buller Crescent is a particularly popular development within the Priory Bridge area of Blantyre. Blantyre is a town of rich heritage, history, and is famous for being the birth place of the explorer David Livingston. Blantyre provides a library, sports centre with gym and swimming pool and excellent primary and secondary schooling. The area has several parks, picturesque walks, pubs, bistro's and restaurants. For those commuting by car there is access to the East Kilbride Expressway, the M74 motorway to Glasgow, Edinburgh and throughout the central belt. The local rail links include Blantyre and Uddingston which links with Glasgow and the surrounding towns

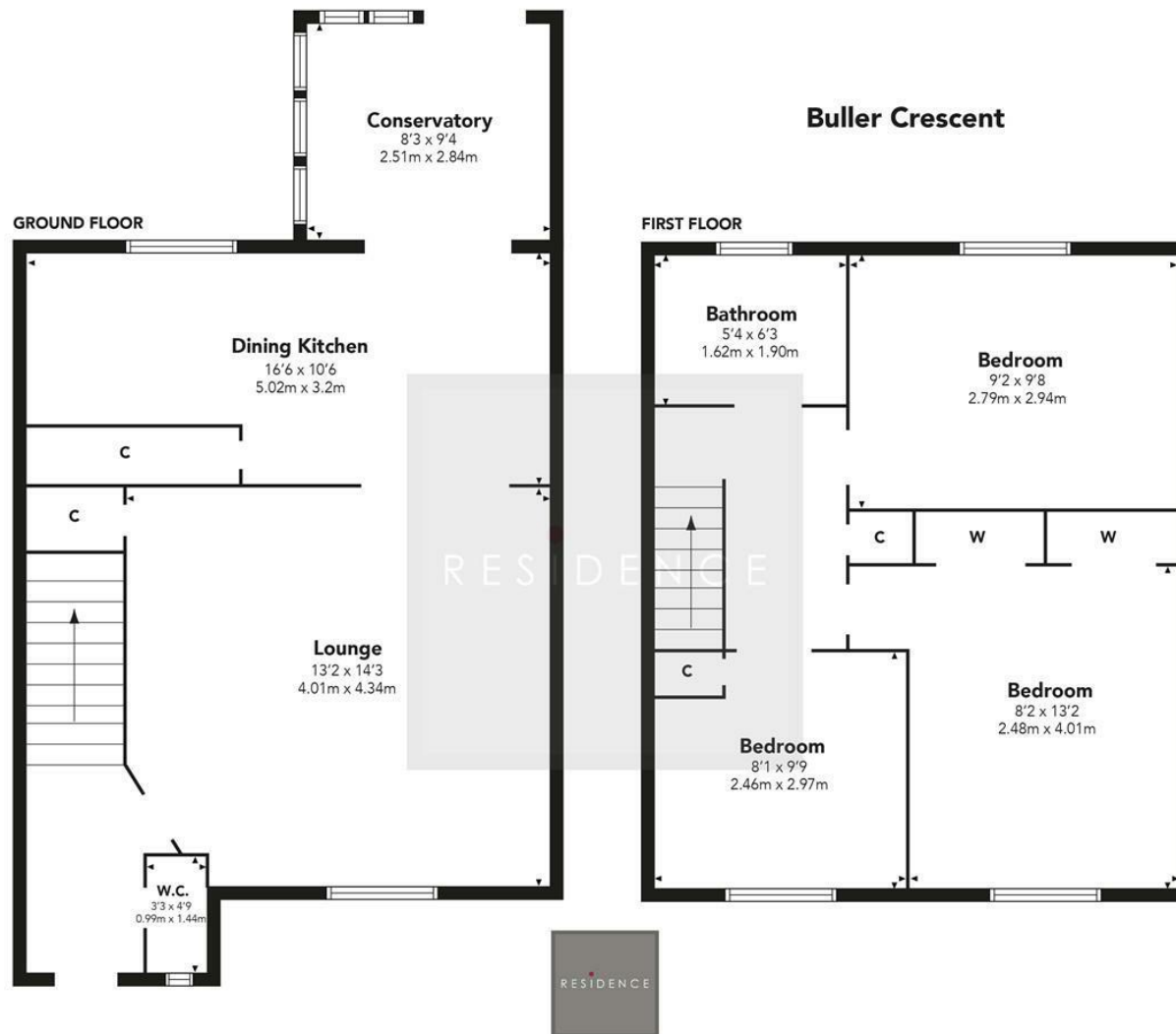
947.22 sq ft | EER = C



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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.