Miller, Beckett & Jackson
SOLICITORS



Semi Detached Villa

6 Kirkwall Avenue,
Blantyre,
G72 9NX











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Traditional SEMI VILLA within ever popular sought after development just off Blantyre Farm Road on the edge of the town and convenient for local amenities including schools, shops and public transport.

Offering generous accommodation, the property has gas central heating, PVC double glazing to include front and rear doors, in addition the building has been re-rendered externally.

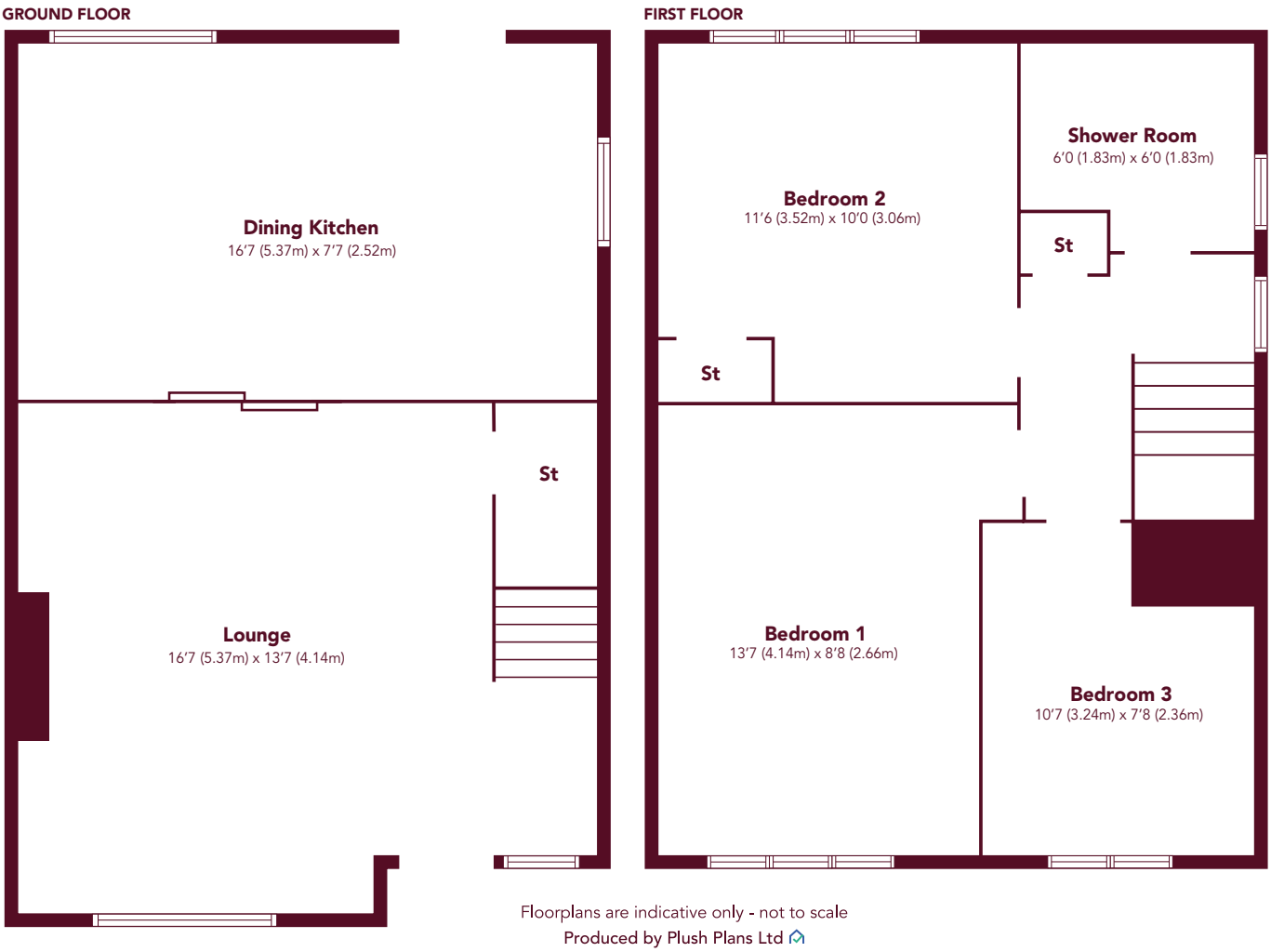
Near 17' lounge enjoying aspects to front, near 17' large family sized dining kitchen with aspects to side and rear, door to garden.

First floor: three bedrooms and modern fitted (2025) shower/wet room.

The property is set amidst low maintenance private gardens to front and rear. Mono block paved driveway to side providing excellent off street parking and access to a single car garage.

Measurements

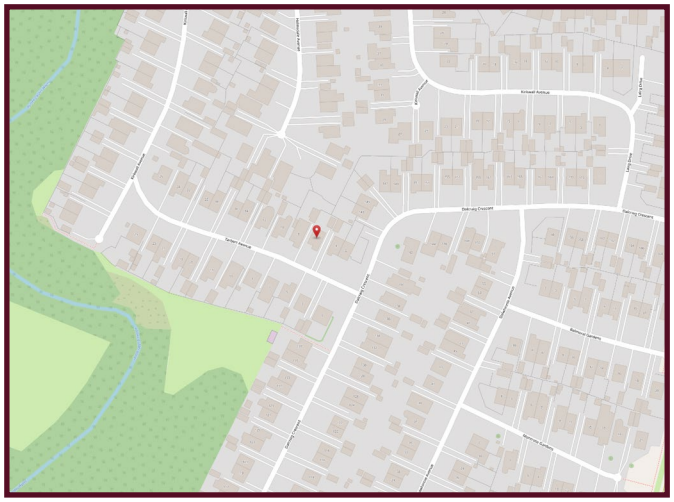
LOUNGE	16'7 (5.37m) x 13'7 (4.14m)	BEDROOM TWO	11'6 (3.52m) x 10'0 (3.06m)
KITCHEN	16'7 (5.37m) x 7'7 (2.52m)	BEDROOM THREE	10'7 (3.24m) x 7'8 (2.36m)
FIRST FLOOR		SHOWER/WET ROOM	6'0 (1.83m) x 6'0 (1.83m)
BEDROOM ONE	13'7 (4.14m) x 8'8 (2.66m)		



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd









Travel Directions
Traveling north along Blantyre Farm Road from the junction with Glasgow Road, turn left at the roundabout onto Dalcraig Crescent, first right onto Laird Drive follow the road round to the left onto Kirkwall Avenue and number 6 is on right.

Viewing
Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC
D

Council Tax
Band D.

Interest
If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.

m b j Miller, Beckett & Jackson
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FREE VALUATIONS
CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349
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