

8 Caerlaverock Place

BLANTYRE, GLASGOW, G72 0RP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Charming 1-bed bungalow with enclosed
back garden in sought after location*



McEwan Fraser Legal are delighted to present to the market this charming bungalow with its own private back garden and recently installed solar panels. New efficient electric central heating and loft insulation mean this is a very inexpensive property to keep warm in winter. Set behind a lawned front garden and adjacent to off-street parking, this lovely property has been maintained to a good standard.

THE LOUNGE



The entrance hallway is bright and airy thanks to the uPVC front door and side glass panels and has a generous walk-in storage cupboard. The hallway also offers access to the insulated attic space. The spacious lounge benefits from the same quality laminate as the hallway and the double bedroom and is flexible in that it would accommodate various furniture configurations. The generous double bedroom is bright and has adequate room for free-standing furniture if desired.

THE BEDROOM



THE KITCHEN



The well-equipped kitchen completes the accommodation with its grey tiled floor and marble effect worksurface over grey base and wall-mounted cabinets. There is space for an electric cooker, fridge freezer and washing machine with a stainless-steel sink and drainer.





The modern wet-wall shower room is finished with grey flooring and walls and benefits from a modern white suite.

THE BATHROOM



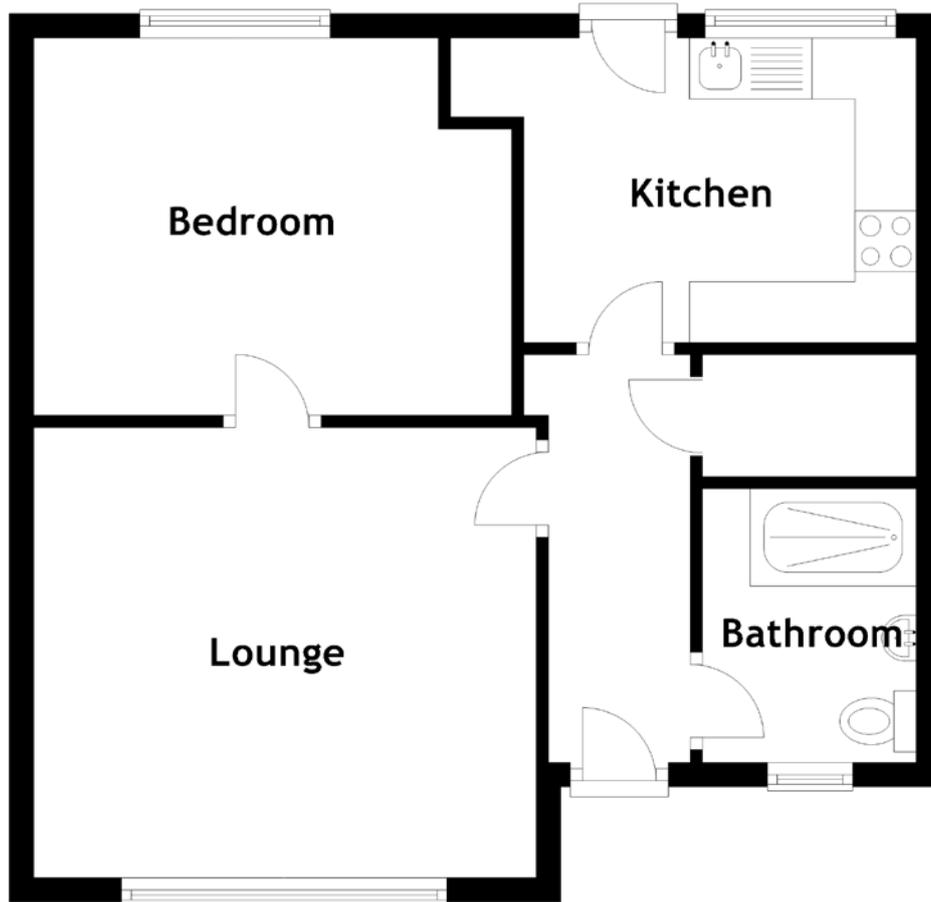
There is a door to the rear of the property accessing a private and enclosed rear garden which benefits from a brick and rendered shed. There is also room for a conservatory to be added in front or rear as evidenced by similar properties nearby.

This is a keenly priced bungalow in good order and in a popular location. Early viewing is recommended to avoid disappointment.

EXTERNALS

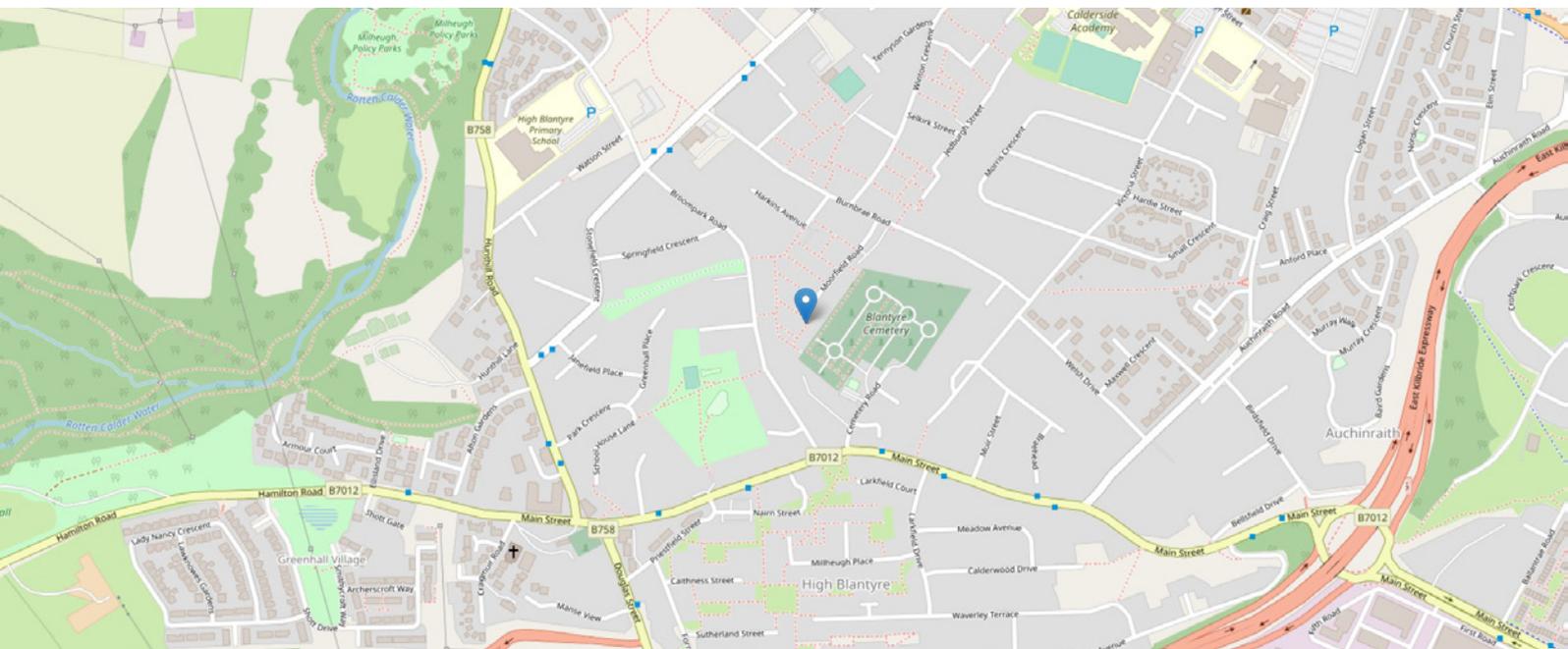


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.70m (12'2")	Gross internal floor area (m ²): 46m ² EPC Rating: C
Bedroom	3.90m (12'10") x 3.10m (10'2")	
Kitchen	3.20m (10'6") x 2.50m (8'3")	Buyer's Premium Value: £1250.00
Bathroom	2.25m (7'5") x 1.75m (5'9")	



THE LOCATION

8 Caerlaverock Place is an address within a popular area of Blantyre. The local area provides excellent shopping, access to schooling and a wide range of entertainment and recreational facilities.





The property is well-positioned for access to M74/M8 motorway (ten minutes), allowing fast commuting to Central Glasgow and other business centres throughout West and Central Scotland. Rail links are also available either in Blantyre or nearby Hamilton and East Kilbride, providing regular services to Glasgow and other destinations throughout Scotland. The David Livingstone Memorial Park and the beautiful walks along the River Clyde is just a ten-minute walk from the property, perfect for outdoor exercise or a little stroll with loved ones. For more outdoor activities, 6-7 minutes by car is the popular Strathclyde Country Park centred on Strathclyde Loch. The park offers many amenities and attractions such as angling, woodland walks and water sports, and the famous M and D's theme park is located here too.



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