

# 8 Kirkton Avenue

BLANTYRE, GLASGOW, G72 0HY



*Excellent two-bed mid-terrace family home, good condition, popular location, great value for money*



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We are delighted to bring to the market this excellent two-bed mid-terrace property, set perfectly in a quiet location. This lovely property makes a perfect place to call home to and it's presented in good condition.

# THE LOUNGE



The accommodation consists of a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The bright and welcoming room has a feature fireplace and ample space to relax.



# THE KITCHEN



The galley-style kitchen is beautifully finished in a range of white wood fitted units, with contrasting worktops. Appliances include; an electric cooker, washing machine and fridge freezer. The galley-style layout ensures there's an easy and efficient workspace for any chef to serve up a marvellous meal, and the utility area offers extra space for washing requirements etc.

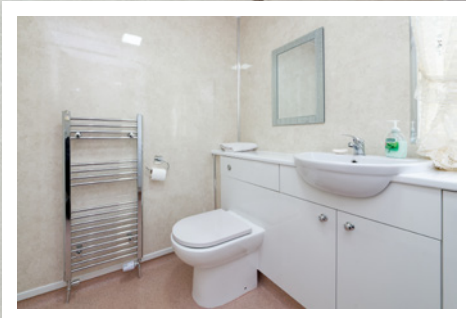






Upstairs the wet room is finished with a shower run from the combi-boiler, ensuring an instant supply of hot water for refreshing showers, along with a modern back-to-the-wall sink and toilet. There are two good-sized bedrooms in this lovely home, both are wonderfully bright and have ample space for free-standing furniture.

## THE WET ROOM





# BEDROOM 1





# BEDROOM 2





The home is kept warm and comfortable via the gas central heating and double glazing. The gardens are well-maintained, secure and child-friendly, on sunnier days the rear garden offers a great place to relax and unwind. The shed is perfect for those who like to tinker with a hobby. Parking is On-Street.

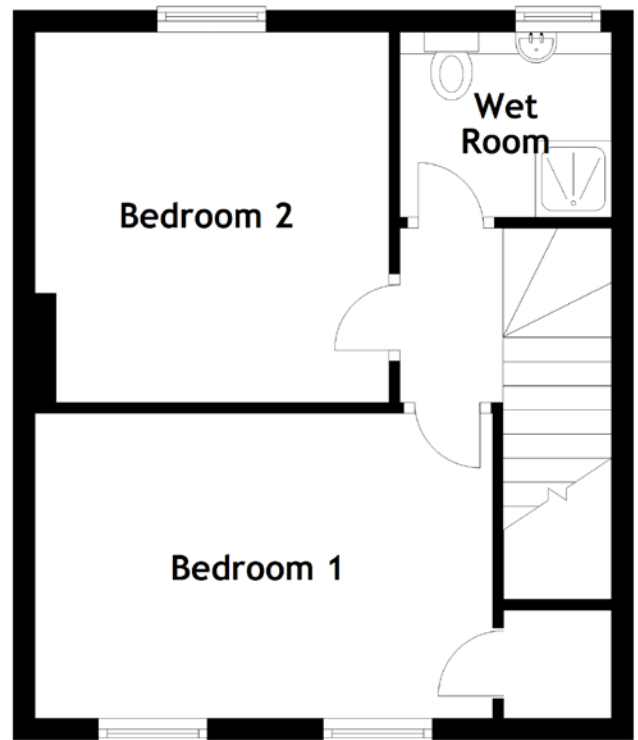
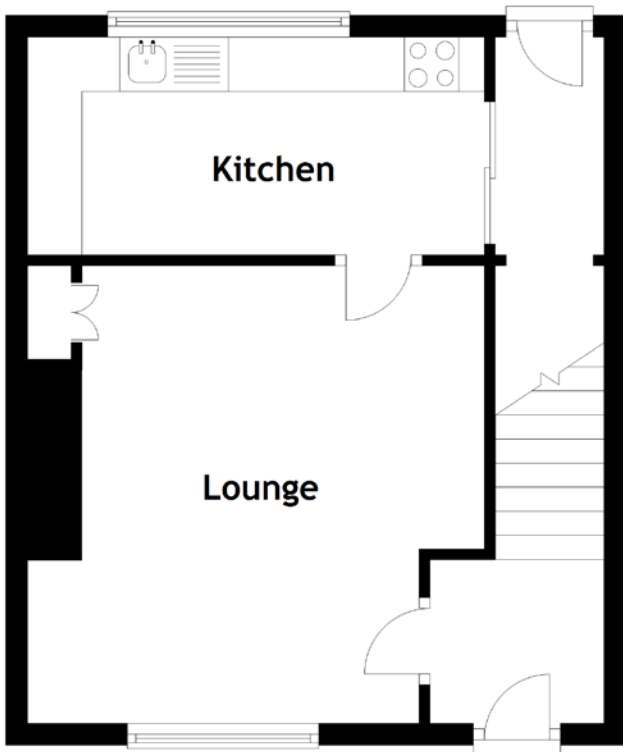
This great home would make an ideal buy for any couple or even a great investment property for a 'smart' buy-to-let investor. Early viewing is strongly advised for anyone seeking a delightful property in a quiet and popular location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

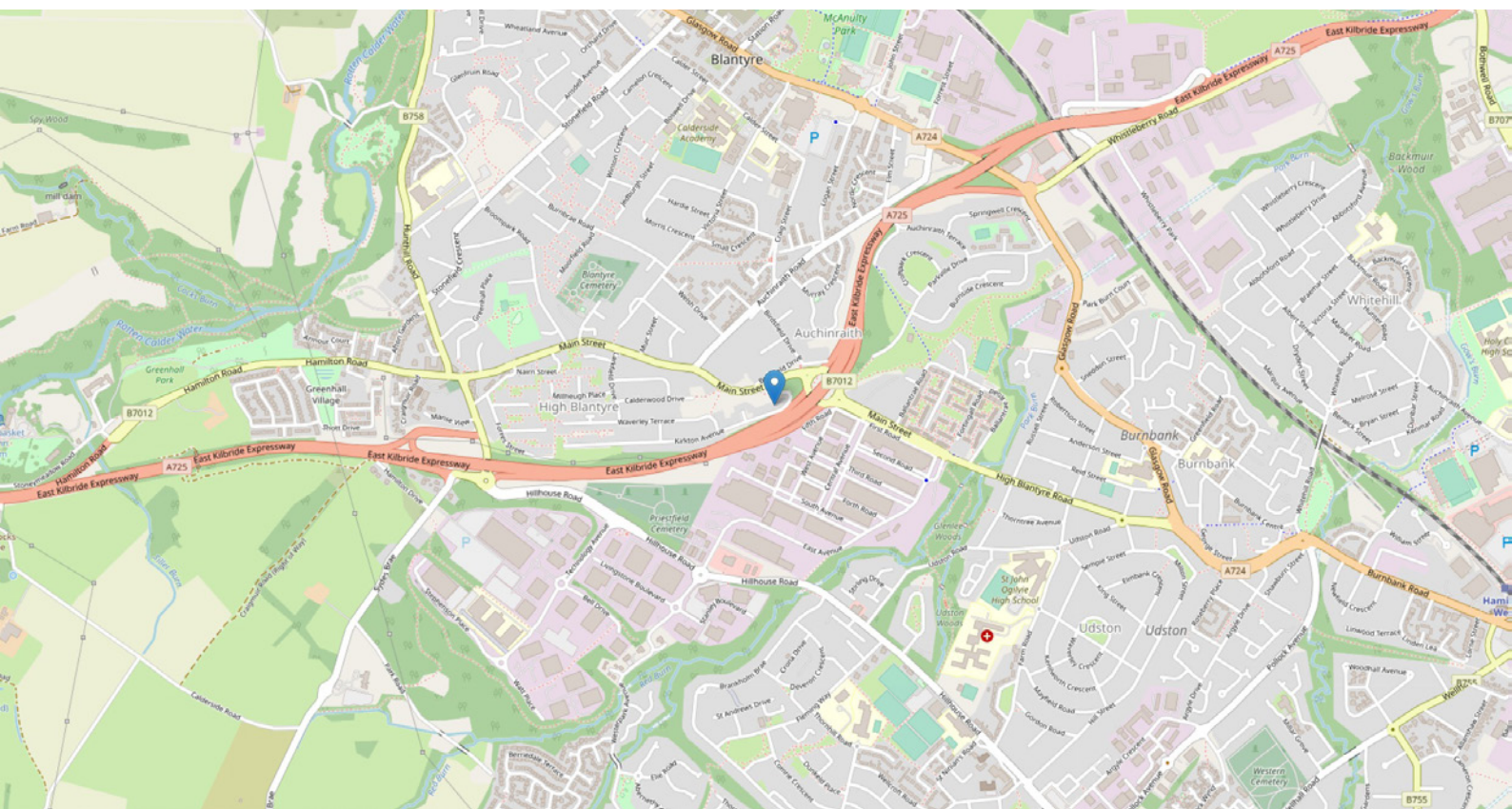


Approximate Dimensions (Taken from the widest point)

Lounge 4.20m (13'9") x 4.20m (13'9")  
 Kitchen 4.20m (13'9") x 2.00m (6'7")  
 Wet Room 1.95m (6'5") x 1.70m (5'7")

Bedroom 1 4.40m (14'5") x 2.90m (9'6")  
 Bedroom 2 3.40m (11'2") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

The popular town of Blantyre, the birthplace of David Livingstone the 19th-century explorer has a population of approximately 17,500 people. The David Livingstone Memorial Park is just a ten minute walk from the property.







Blantyre has good schools at both primary and secondary level which are within five minutes walking distance from the property and a good range of shops, including a large Asda store. Rail and bus links are nearby and very frequent, providing easy public transport options for those working in Glasgow. With great transport links to the central motorway network M74/M8 (ten minutes) commuting by car to anywhere in central Scotland is also quick and easy.



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