



RESIDENCE

16 Tighnasheen Way, Blantyre, G72 9AL

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton

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





2 Bedrooms | 1 Public Rooms | 1 Bathroom

Situated within a popular residential pocket of Blantyre, this very well presented 2 bed and box room end-terrace villa offers spacious and flexible accommodation over two levels and represents an excellent opportunity for first-time buyers.

The property enjoys a convenient location close to a wide range of local amenities including shops, supermarkets, schooling and leisure facilities, and is within close proximity of Blantyre Railway Station, providing regular rail links to Glasgow and beyond, making it ideal for commuters.

Internally, the accommodation comprises on the ground floor of a welcoming entrance porch leading into the hallway, a bright and generously proportioned lounge with feature media wall, an impressive kitchen offering excellent worktop and storage space with room for breakfasting/dining and access to the rear garden, along with a useful storage cupboard. The upper level hosts two well-proportioned double bedrooms, a versatile box room ideal for a home office or nursery, a modern fitted family bathroom with 3 piece suite and additional storage off the landing.

Features of the property include gas central heating, double glazing and private gardens to the rear with patio, artificial lawn and high fencing.

Blantyre itself remains a sought-after and well-established town in South Lanarkshire, offering excellent transport links and everyday conveniences while also benefiting from nearby green spaces and walking routes, making this well presented home a superb choice for those looking to step onto the property ladder.



893.00 sq ft | EER = C



RESIDENCE









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.