



RESIDENCE

7 Nairn Avenue, Blantyre, G72 9NF

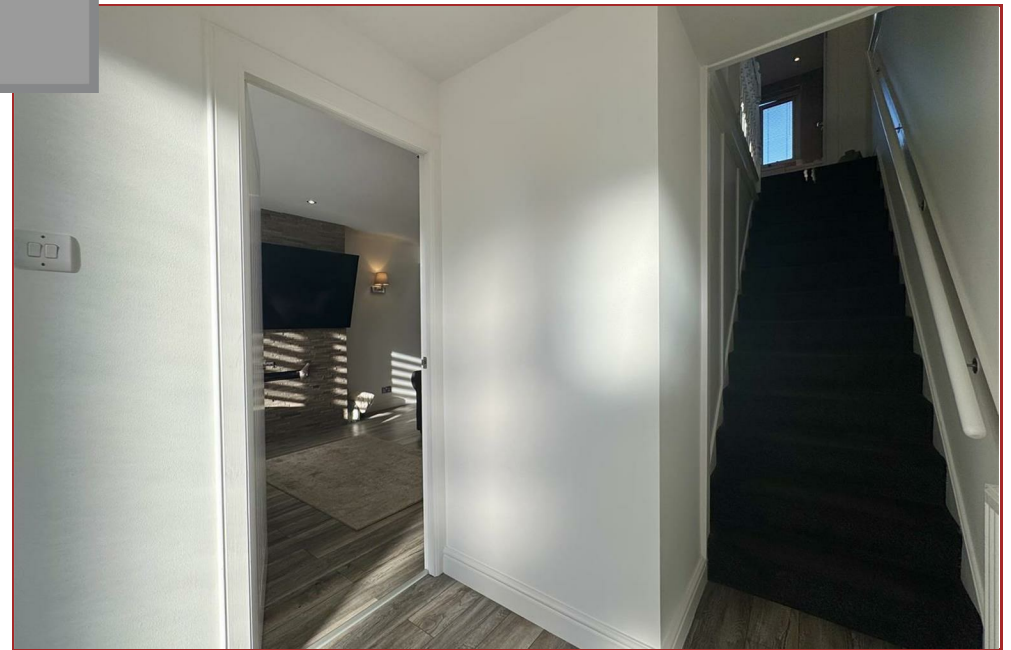
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RESIDENCE





4 Bedrooms | 1 Public Rooms | 1 Bathrooms

Situated within a quiet residential pocket of Blantyre, this attractive and successfully extended 4-bedroom semi-detached home on Nairn Avenue offers a fantastic opportunity for families, first-time buyers, or those seeking to upsize into a well-connected and well-established development. Tastefully presented and thoughtfully laid out, the property provides a blend of comfort, practicality, and potential, all within easy reach of local amenities, schools, and transport links.

Set in a cul-de-sac location, the home boasts a substantial driveway with gates providing convenient off-street parking for several cars. A bright and welcoming front hall leads to a formal lounge with focal point TV wall, open plan access to a good size dining area and modern fitted breakfasting kitchen with a range of fitted units and worktop surfaces. Access from the dining area is the extended downstairs bedroom that could be utilised as a further public room if required.

Upstairs, the property offers three bedrooms, two with fitted wardrobes and a modern fitted family bathroom completes the upper level, featuring a three-piece suite and stylish tiling.

Additional benefits include, gas central heating, double glazing, low maintenance gardens and garage.



957.00 sq ft | EER = C



RESIDENCE



Nairn Avenue



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.