



RESIDENCE

12 Craigmuir Gardens, Blantyre, G72 9RY

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Viewing by appointment with Residence Hamilton
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3 Bedrooms | 2 Public Rooms | 1 Bathrooms

This beautifully presented three-bedroom extended end-terraced villa is quietly positioned within an impressive cul-de-sac setting, offering a peaceful environment while remaining conveniently close to a wide range of local amenities and excellent transport links. The property is ideally suited to families and professionals alike, combining generous living space with a superb outdoor area.

On entering, the home opens into a welcoming hall leading to a large, bright and airy lounge, flooded with natural light and providing an ideal space for both relaxation and entertaining. The adjoining dining area offers ample room for family meals and social gatherings, seamlessly connecting the main living spaces. The well-appointed kitchen provides excellent storage and workspace and flows through to the impressive garden room extension to the rear. This stunning addition creates a versatile living area with attractive views over the expansive rear garden, making it a perfect space for year-round enjoyment.

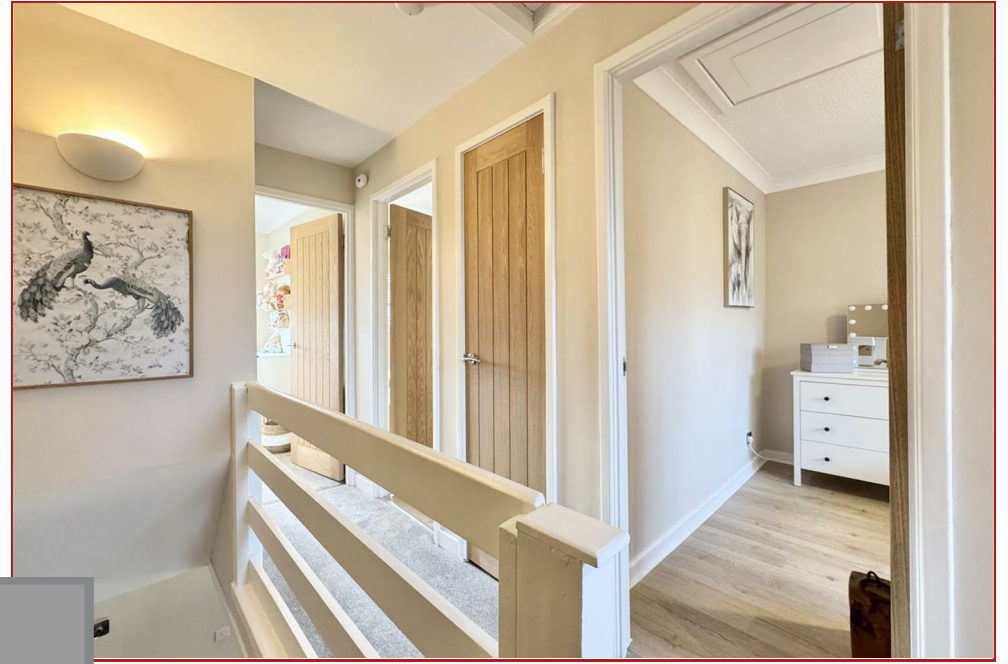
Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family living, guests or home working. The accommodation is completed by a modern three-piece white family bathroom, fitted with a shower over the bath.

Externally, the home truly excels. The large, impressive rear garden is beautifully landscaped and features mature trees and shrubs, creating a high degree of privacy. A decked area and pergola provide ideal spots for outdoor dining and entertaining, while the double garage offers excellent storage and secure parking. There is also an allocated space in the small carpark.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this attractive home has to offer.

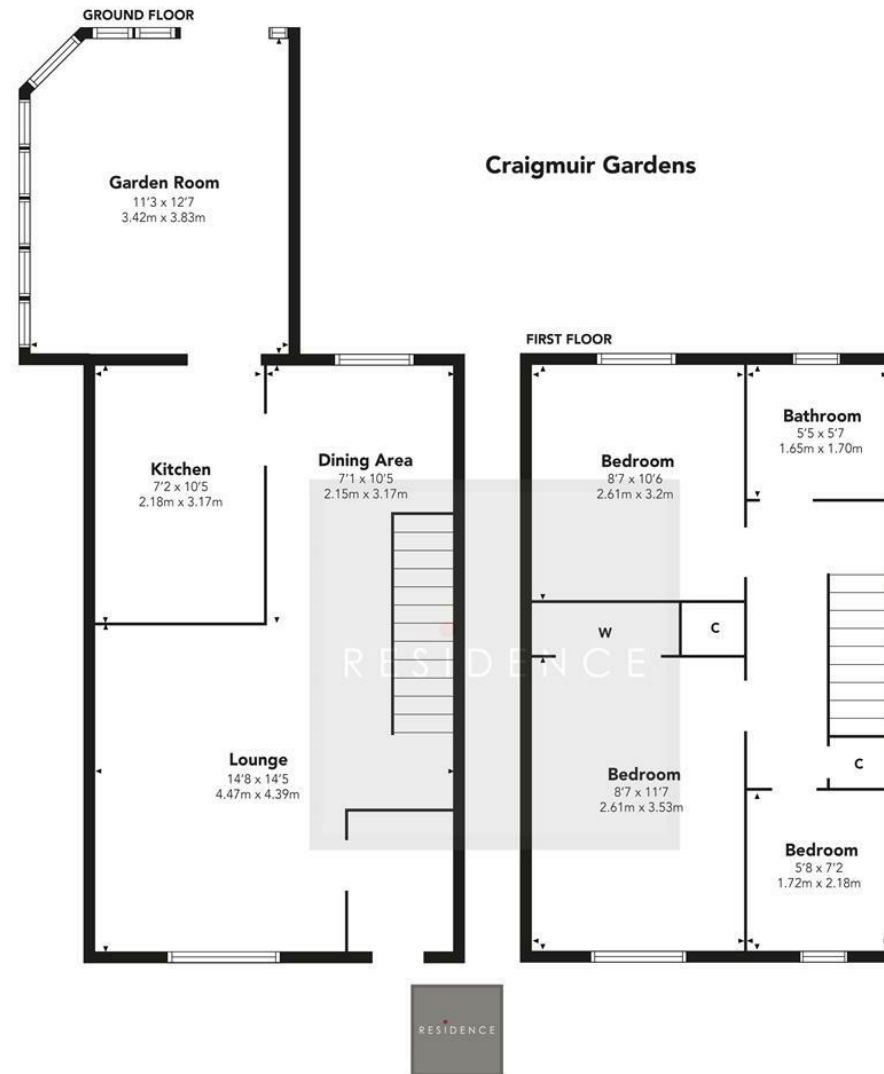


882.00 sq ft | EER = C



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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.