



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 0141 404 5474

**7 GLAMIS GAIT**  
 BLANTYRE, GLASGOW, G72 0TG

# The Location

Blantyre, Glasgow. G72 0TG

Set within the ever popular West Craigs development and occupying an excellent position within a quiet monoblock cul-de-sac. 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 centres of business 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 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 & D's theme park is located here too.



# The Property

*7 Glamis Gait*

McEwan Fraser Legal are delighted to offer for sale this immaculate four-bedroom, detached villa in the highly sought after and seldom available West Craigs estate. It is presented to the market in truly walk in condition with a tasteful mix of modern, traditional and elegant decoration throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout offering luxury living style throughout. On entering the home through the entrance hallway, it is immediately apparent that the current owner has spared no expense to create this beautiful family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and is perfect for both young professionals and larger families. The property is finished to a high specification throughout and offers highly flexible accommodation over two levels.

In more detail, the property comprises of: Welcoming hallway with WC and a storage cupboard under

the stairs. The neutral hallway provides access to all downstairs rooms, the large family lounge has many significant features, but attention must be paid to the standard of finish with a fantastic bay window which floods the room with natural light and feature fireplace which really grab your attention. The heartbeat of this home is emphasised by the beautiful high specification modern kitchen/diner, with breakfast bar for casual eating/breakfasting, there is also space within the kitchen for a dining table if required situated in front of patio doors giving views over the rear garden grounds. The kitchen itself boasts an array of stylish modern floor and wall units providing a fashionable and efficient workspace. It further benefits from integrated oven, five ring gas hob with extractor, integrated fridge freezer, dishwasher and washing machine. This kitchen has to be seen to be fully appreciated. From the kitchen is access to the formal dining room which could be re-purposed as a playroom, tv-room or office, just an example of this homes versatility.





All four bedrooms are well-proportioned and have ample space for additional free-standing furniture. The large spacious master boasts a full-length triple wardrobe which has downlighters set within the modern frame. The master aspect over front garden grounds by way of large window flooding this room with light. The good sized en-suite has a contemporary design and finished with a three-piece suite with WC, wash hand basin and double shower cubicle with tiling to walls. Bedrooms two and three are fantastic sizes and both have built-in storage, and the fourth bedroom, which is currently being used as a study, is a large single room. The main family bathroom has a contemporary modern three-piece white suite incorporating WC, wash hand basin and bath which has a shower over it too. Both the bathrooms upstairs have contemporary storage solutions by way of modern white gloss units. The upstairs landing also has a storage cupboard and access to the loft area. The exterior of the property mirrors the

excellent condition of the interior and is complemented with well-tended gardens to both front and rear with ample parking at front, monobloc drive leading to the garage. The child secure rear garden grounds are mainly laid to lawn with slabbed patio area which is the perfect spot for a summer BBQ with friends and family. When viewing the property you will also love that this property is set within its own little cul-de-sac meaning that from the front the property is not overlooked at all and that kids can play out the front without having to fear passing cars.

This home really is one to behold, the current owners have maintained and elevated this property to the highest of standards. Ideal for growing families who are looking for a modern family home which can be adapted to suit your needs. The decoration and flooring throughout this home is neutral throughout, a property which is truly in walk-in condition, and a home that must be viewed to be fully appreciated.





|                                                         |               |                 |
|---------------------------------------------------------|---------------|-----------------|
| Approximate Dimensions<br>(Taken from the widest point) |               |                 |
| Living Room                                             | 4.73m (15'5") | x 3.94m (12'9") |
| Kitchen                                                 | 5.18m (16'9") | x 3.25m (10'6") |
| Dining room                                             | 2.98m (9'7")  | x 2.58m (8'4")  |
| Bedroom 1                                               | 4.03m (13'2") | x 3.59m (11'7") |
| Bedroom 2                                               | 3.45m (11'3") | x 2.64m (8'6")  |
| Bedroom 3                                               | 3.30m (10'8") | x 2.55m (8'3")  |
| Bedroom 4                                               | 2.73m (8'9")  | x 2.65m (8'6")  |
| En-suite                                                | 1.83m (6'0")  | x 1.40m (4'5")  |
| Bathroom                                                | 2.25m (7'3")  | x 1.70m (5'5")  |
| WC                                                      | 1.68m (5'5")  | x 0.92m (3'0")  |
| Garage                                                  | 5.04m (16'5") | x 2.57m (8'4")  |

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale) : Hive heating System.  
Alarm System. Integrated Kitchen Appliances. Light  
Fixtures. Blinds. Floor Coverings. External Lighting on  
timer. Gas Fire Place in the Lounge.

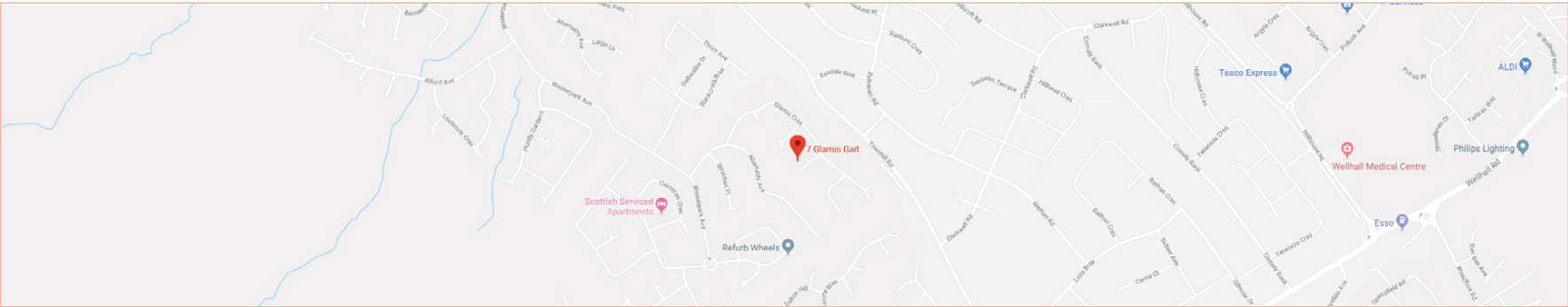
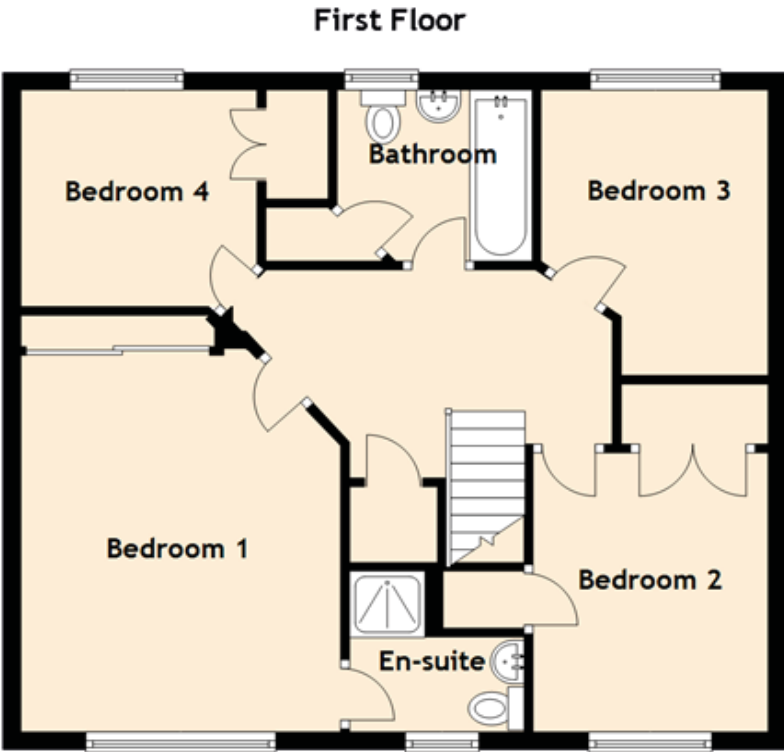
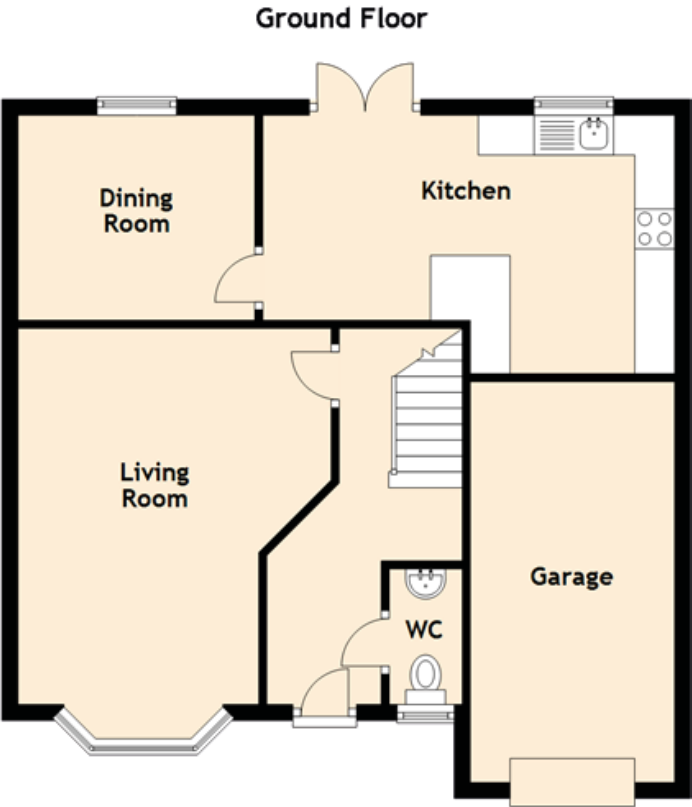


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