




McEwan Fraser Legal
Solicitors & Estate Agents
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23 Moray Place
HIGH BLANTYRE, GLASGOW, G72 0DX



*David Livingstone
Memorial Park*



23 Moray Place is in the popular town of Blantyre, birthplace of David Livingstone the 19th-Century explorer has a population of approximately 17,500 people.

The local area provides excellent shopping, access to schooling and wide ranging 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.

With all of your daily requirements and transport links within such close proximity to the property, there is no such need to take the car anywhere therefore making it an ideal location for a young or growing family.

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, twelve 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 infamous M & D's theme park is located here too.



...The David Livingstone Memorial Park and the beautiful walks along the River Clyde is just a ten minute walk from the property..."



Part Exchange available! We are delighted to bring to the market this great two bed mid-terrace family home.

These properties are very popular and appealing to first time buyers and small families. Entry is usually made though the kitchen to rear, albeit the front door is into the hallway, with handy walk in cupboard. The lounge/dining room



with quality flooring has a range of furniture configurations and is flooded with natural light from windows to the front and rear aspect. The kitchen is fitted with a range of modern floor and wall mounted units with gas hob, electric oven, washing machine and space for a fridge/freezer.

Upstairs, there are two bedrooms, with the master benefiting from built in wardrobes and a large cupboard on the landing can also be used as extra wardrobe space. The lovely family bathroom is fully tiled, with heated towel rail and shower over the bath is both functional and perfect in which to unwind and relax.

The property has gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round.

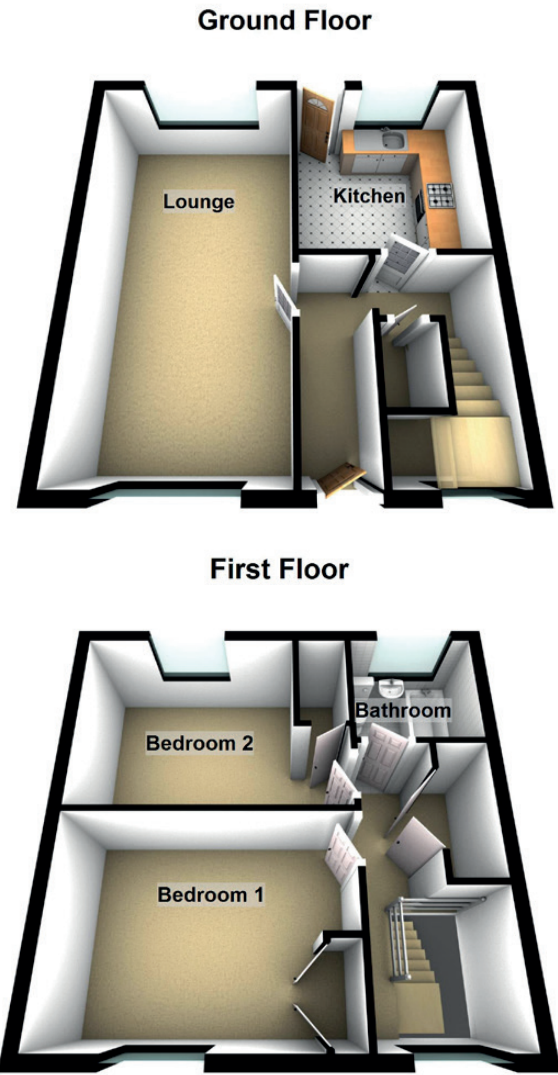
Externally, the back garden is enclosed with decking and shed; perfect for outdoor living and entertaining. To the rear of the property there is a car park with ample parking for homeowners and visitors.



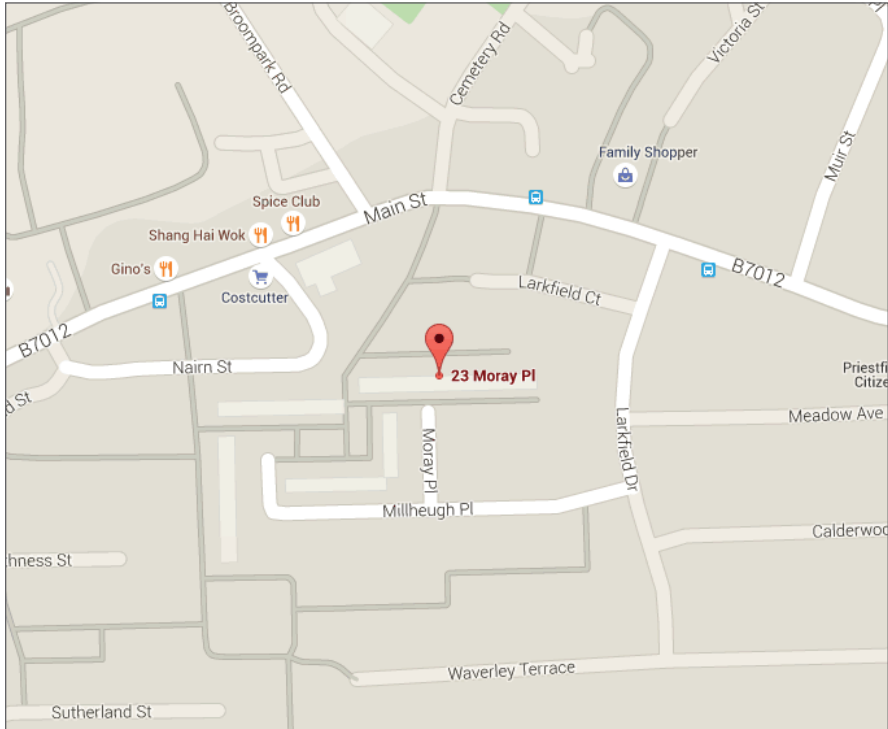
23 Moray Place - Glasgow



“...these properties are very popular and appealing to first time buyers and small families...”



Approximate Dimensions (Taken from the widest point)		EPC Rating
Lounge	6.10m (20') x 3.10m (10'2")	E
Kitchen	2.90m (9'6") x 2.80m (9'2")	
Bedroom 1	4.10m (13'5") x 3.10m (10'2")	
Bedroom 2	3.02m (9'11") x 2.90m (9'6")	
Bathroom	1.90m (6'3") x 1.80m (5'11")	Extras (Included in the sale)
Gross internal floor area (m ²)		All fitted carpets, floor coverings, fixtures and fittings.
74m ²		



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Part
Exchange
Available



Text and description
SANDRINA CECCHINI
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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