




McEwan Fraser Legal
Solicitors & Estate Agents
01698 537 177

377/7 Main Street
BLANTYRE, SOUTH LANARKSHIRE, G72 0DJ

Blantyre is an increasingly popular commuter town with fantastic road and rail links. The local rail station is around 20 minutes to Glasgow city centre and the M74/M8 motorway network is close at

hand. For young families, there is a choice of primary schools and a range of leisure facilities in the area. The David Livingston Centre comprises a museum, play park, café, shop and gardens.

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McEwan Fraser Legal are delighted to present this superb two double bedroom apartment the market. The property is a top floor, two double bedroom, corner apartment that offers excellent floor space and is presented to the market in very good internal order. The property also benefits from access to a loft for additional storage, parking, double glazing and gas central heating.

You enter the property through a welcoming hallway which includes deep storage cupboards to help with day to day clutter.

To one end, you find a bright spacious lounge which enjoys a dual aspect and enjoys a contemporary theme to the décor. There is ample floor space for a large corner sofa and a dining table if needed. The kitchen is immediately adjacent to the lounge and

boasts a range of base and wall mounted units which give a decent amount of preparation and storage space. There is also an integrated gas hob and electric oven, with further space provided for free-standing appliances.

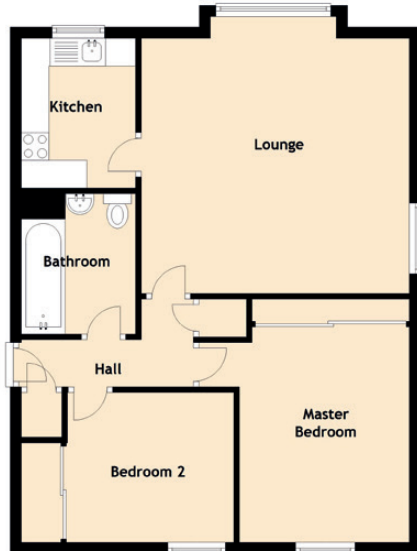
There are two well proportioned double bedrooms which both enjoy integrated wardrobes and space for additional free-standing furniture. The master is particularly generous and is illustrated with a super king-sized bed. Finally, internal accommodation is completed by a modern bathroom which is fully tiled and boasts a three-piece white suite with shower over bath.

This is a fantastic apartment that would make a lovely first time buy and early viewing is recommended.



SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.84m (15'11") x 4.60m (15'1")
Kitchen	2.70m (8'10") x 2.10m (6'11")
Master Bedroom	4.10m (13'5") x 3.10m (10'2")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 2.06m (6'9")

Gross internal floor area (m2) : 63m²

EPC Rating : C

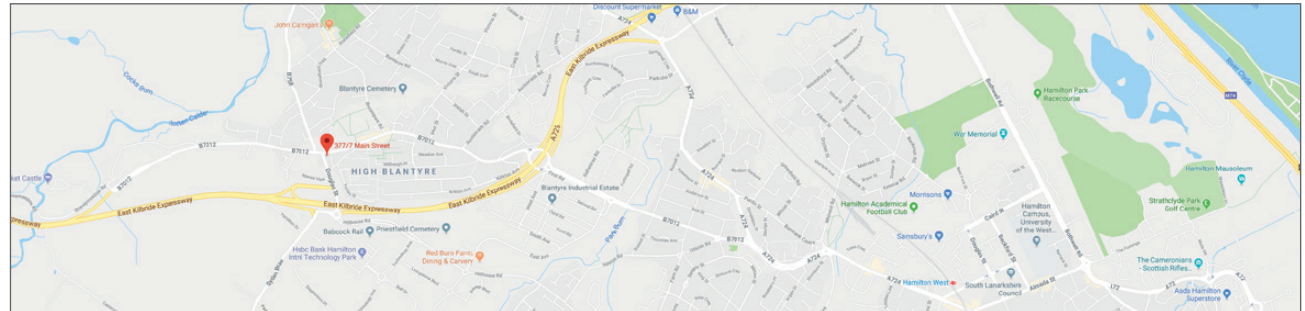


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer