



BOHOME
ESTATE AGENTS

Berriedale Crescent, Blantyre, Glasgow **Offers Over £290,000**

4 bedroom detached house for sale | Freehold

This well-presented four-bedroom detached villa with integral garage is located within the popular and family-friendly Westcraigs area of Blantyre, offering generous living space, a practical layout and an ideal setting for modern family life.

On arrival, the property is approached via a monoblock driveway with lawned front garden, providing excellent off-street parking and access to the integral garage. Entry is through a welcoming entrance hallway, which benefits from a cloak cupboard, under the stairs WC and access to all ground floor apartments.

To the front of the home sits a bright bay-windowed lounge, finished with a wooden floor offering a comfortable space for relaxing. Double doors lead through to the dining room, which is carpeted and provides an excellent setting for family meals or entertaining. Patio doors from the dining room open into the conservatory, creating a lovely flow of natural light and additional living space, while a further door leads back to the hallway for convenience.

The kitchen is accessed from the hallway and is fitted with a range of white shaker-style base and wall-mounted units, complemented by splashback tiling and tasteful décor. Integrated appliances include an electric oven, grill, microwave, fridge, freezer and dishwasher, along with a gas hob and cooker hood. There is space for a freestanding washing machine, a breakfast bar for casual dining, internal access to the garage, and a door leading directly out to the rear garden.

The upper level comprises a bright landing with storage and access to the attic. The principal bedroom is a good-sized double, laid with carpet and benefiting from a built-in double wardrobe, cupboard and en-suite shower room. There are two further double bedrooms and a single bedroom, two finished with laminate flooring and one with carpet, and fitted wardrobes, offering excellent flexibility for family living, home working or guest accommodation. The family bathroom completes the upper level.

Externally, the rear garden is formed mainly of lawn with a decked patio area, all enclosed by timber fencing, creating a private and child-friendly space ideal for relaxing, entertaining or outdoor dining.

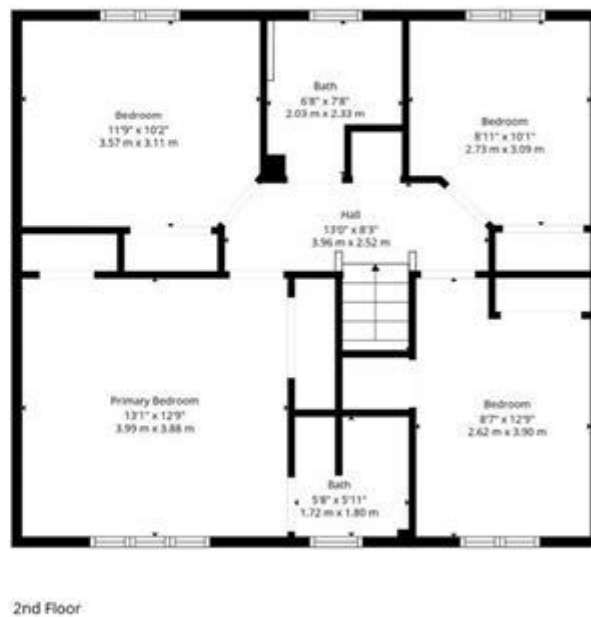
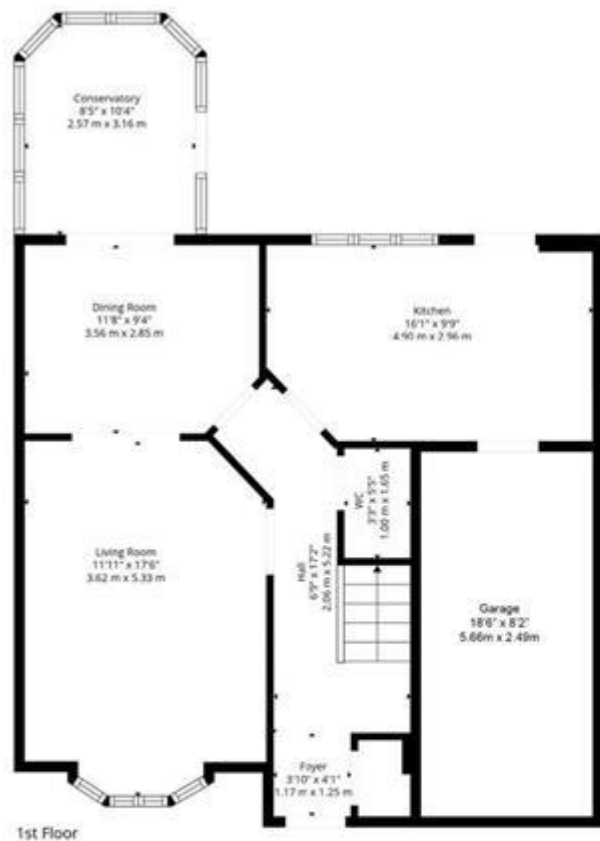
Berriedale Crescent is situated within a quiet residential pocket of Westcraigs, a highly regarded area popular with families. The location offers excellent access to well-rated local schools, nearby university facilities, and a wide range of everyday amenities. Blantyre and Hamilton town centres are both close by, providing shopping, cafés and leisure facilities. For commuters, the area is well placed for access to the M74 and M8 motorway networks, with regular rail services available from nearby stations, making travel to Glasgow, Edinburgh and beyond straightforward.

This is a spacious and versatile family home in a sought-after location, and early viewing is highly recommended.

Council Tax Band: F
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 1398 sq. ft, 130 m2
 1st floor: 685 sq. ft, 64 m2, 2nd floor: 713 sq. ft, 66 m2
 EXCLUDED AREAS: WALLS: 126 sq. ft, 11 m2

Floor Plan Created By Cubicup App, Measurements Deemed Highly Reliable But Not Guaranteed.

