



Mayberry Place, Blantyre, Glasgow
Offers Over £78,000

1 bedroom apartment for sale | Freehold

This charming one-bedroom traditional top-floor blonde sandstone flat offers bright, well-proportioned accommodation and would make an ideal first-time purchase, buy-to-let investment or downsizing opportunity.

Accessed via a well-maintained communal stairwell, the property opens into a welcoming entrance hallway which provides access to all apartments and immediately sets the tone for the home. High ceilings throughout enhance the sense of space and light, creating an airy and comfortable feel.

The bay-windowed lounge is a particularly attractive feature of the property, flooded with natural light and offering a cosy yet spacious living area. A focal-point fireplace adds character and warmth, making this an ideal space to relax or entertain.

The kitchen is well laid out and functional, offering ample storage and workspace, while remaining in keeping with the character of the home.

The double bedroom is generously sized and comfortably accommodates freestanding furniture, providing a peaceful and inviting retreat. The bathroom completes the accommodation and is fitted with a three-piece suite.

Further benefits include traditional features, excellent natural light, and the elevated top-floor position which offers additional privacy and outlook.

Externally, the property benefits from access to a well-maintained communal rear garden, providing a pleasant outdoor space for residents. On-street residents' parking is available nearby.

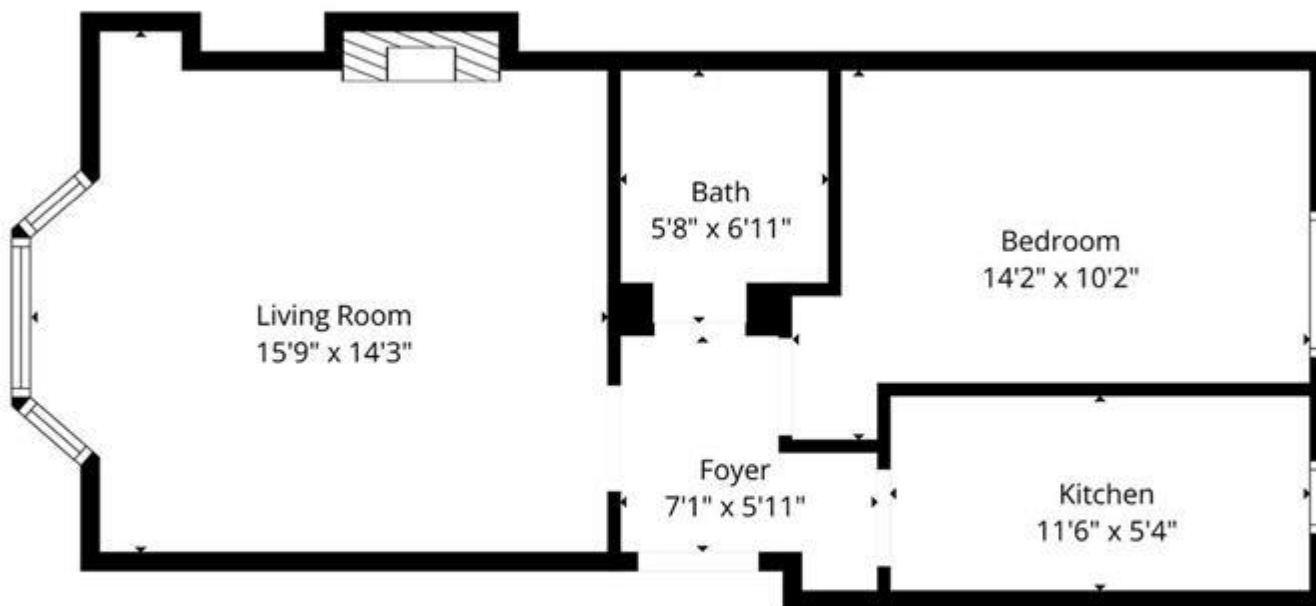
Mayberry Place is conveniently located within Blantyre, close to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. Blantyre Train Station is within easy reach, providing regular services to Glasgow and surrounding areas, while excellent road links offer quick access to the M74 and M8 motorway networks. Nearby Hamilton and East Kilbride provide further retail, dining and entertainment options.

This is a bright and characterful traditional flat in a popular location, and early viewing is highly recommended.

Council Tax Band: B
Tenure: Freehold
Parking options: On Street, Residents



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/fittings 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: 469 sq. ft
 Ground floor: 469 sq. ft
 EXCLUDED AREAS: FIREPLACE: 6 sq. ft, WALLS: 47 sq. ft

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		83
(69-80) C			(69-80) C		
(55-68) D		74	(55-68) D	71	
(39-54) E	66		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		