



**Priory Street**  
Blantyre, G72 0AY

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Priory Street  
Blantyre  
G72 0AY

Flat

2 Bedrooms  
1 Reception  
1 Bathroom



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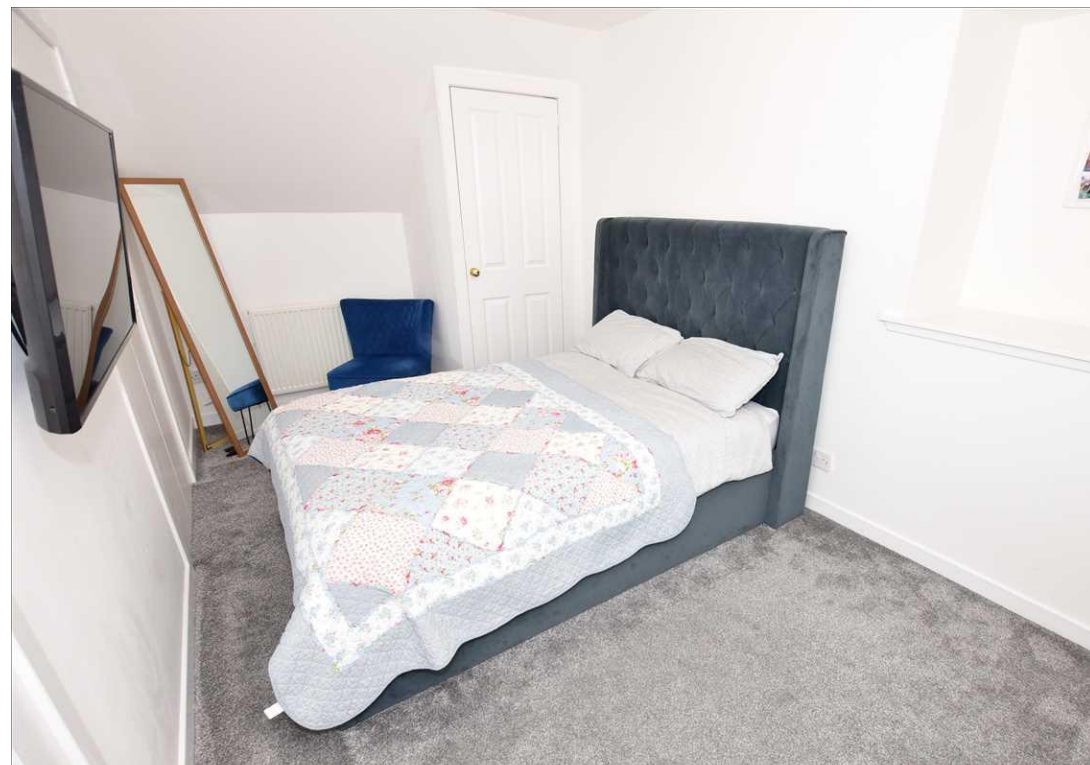
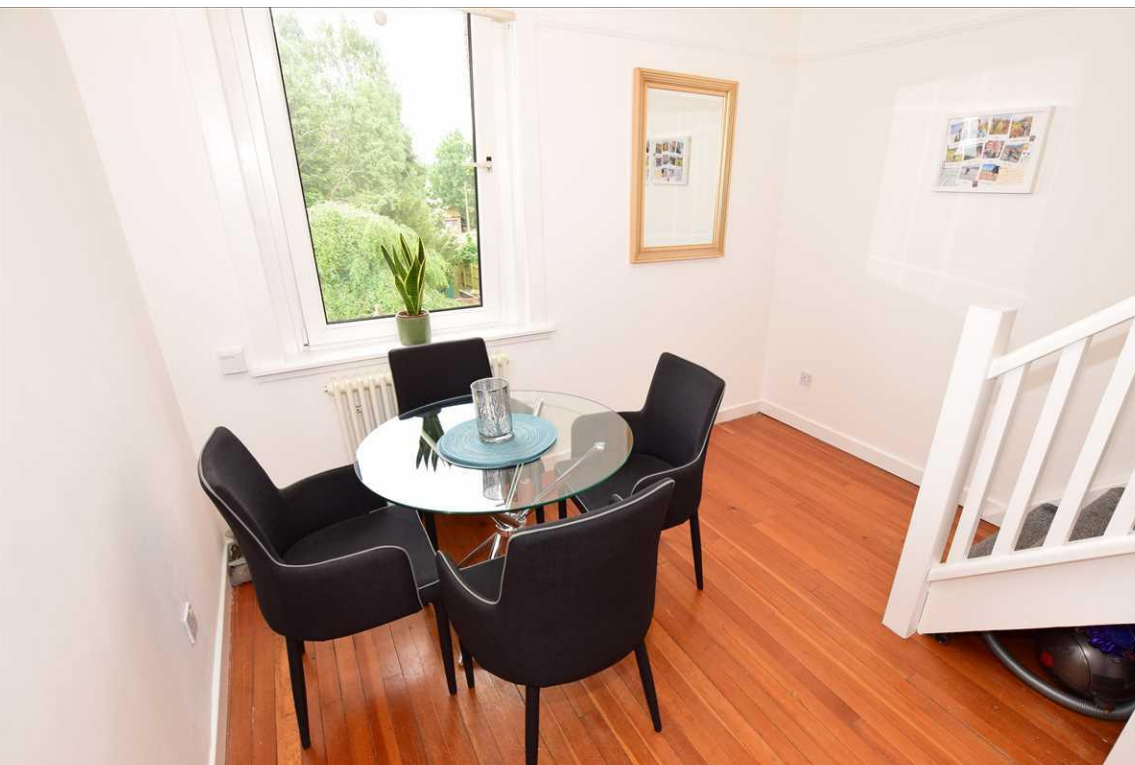
## KEY FEATURES

- Beautifully presented 2 bedroom first floor flat
- Loft space converted to 2 large storage rooms offering flexibility on use
- Bright and spacious lounge with real wood flooring
- Good sized kitchen with oak coloured wall and floor units and contrasting worktops
- Large double bedroom with tasteful decor
- 2nd bedroom currently used as a dining room with staircase access to upper-level rooms
- Fully tiled shower room
- Large rear garden with lawn, paved patio area and 2 decked areas
- Close to local amenities, Blantyre Train Station and East Kilbride Expressway A725 connecting the M74, M73 and M8
- COUNCIL TAX BAND: A - EPC RATING: C

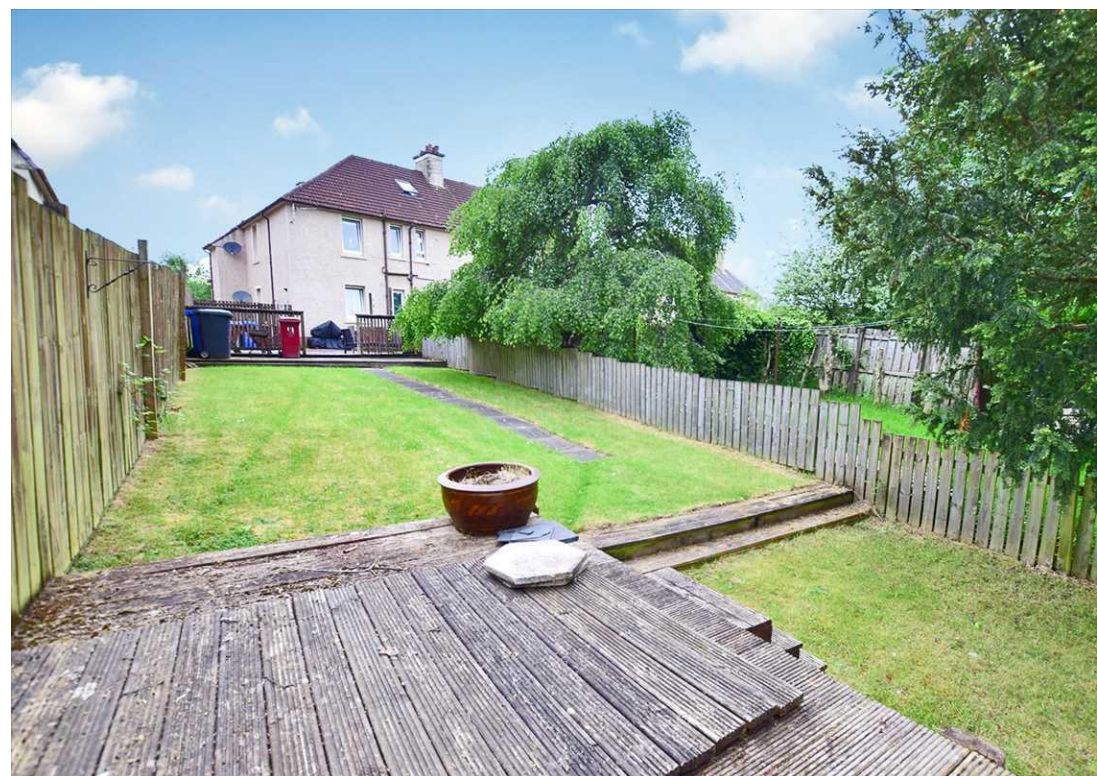


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## Priory Street, Blantyre, G72 0AY

Move On are delighted to present to the market this 2 bedroom upper flat in Blantyre - Priory Street.

This immaculate flat is beautifully presented throughout, and in true 'walk in' condition. On arrival at the property, the main door entry leads to an internal staircase and welcoming hallway, then to the bright lounge with neutral decor and real wood flooring. There is a modern kitchen with a selection of oak coloured 'shaker' style wall and floor units, with contrasting worktops and tiled splashback. The main bedroom is a large double, again with tasteful decor and wooden flooring. The 2nd bedroom is currently used as a dining room and has a staircase leading to the 2 large storage rooms on the upper floor which offer a high degree of flexibility on how they are used. Completing the accommodation is a fully tiled shower room. There is gas central heating and double glazing.

Externally, the property features a substantial rear garden, with 2 patio areas, decking, and a large lawn with mature shrubs and trees.

Priory Street is located just off Calder St and close to Glasgow Road, with a range of local amenities for day-to-day shopping within walking distance, as well as Asda, Blantyre Sports Centre, and just a little further is Blantyre train Station which has frequent services to Glasgow. For those commuting by car, the East Kilbride Expressway A725 is just a few moments' drive, connecting the M74, M8 and M73.

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## ROOM MEASUREMENTS

**Lounge:**  
4.70m (15' 5") x 3.70m (12' 2")

**Kitchen:**  
3.90m (12' 10") x 3.20m (10' 6")

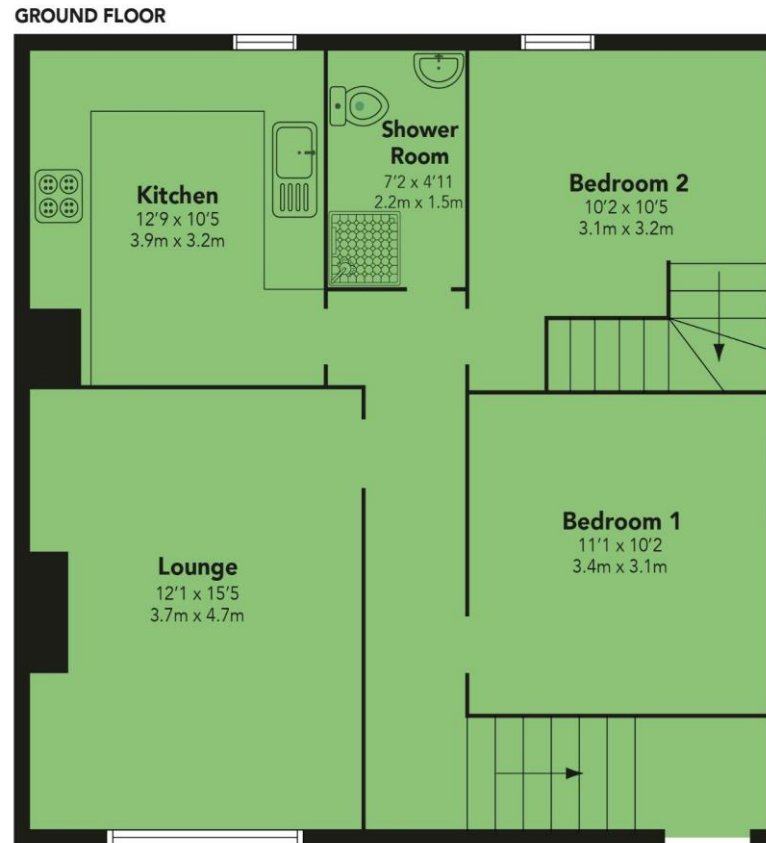
**Bedroom 1:**  
3.40m (11' 2") x 3.10m (10' 2")

**Bedroom 2/Dining Room:**  
3.20m (10' 6") x 3.10m (10' 2")

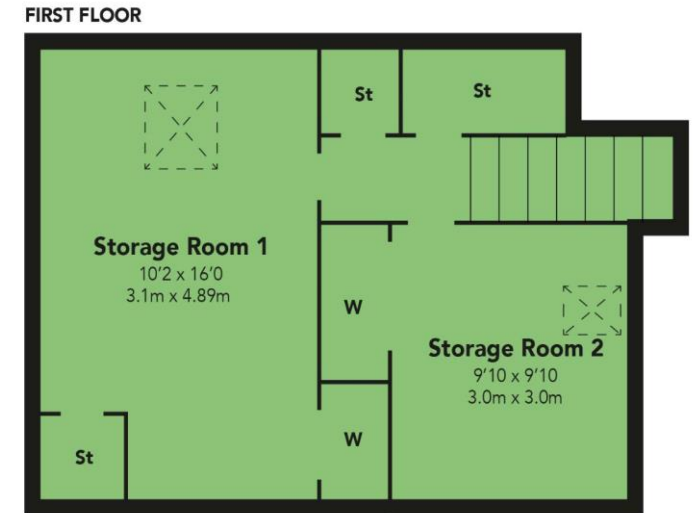
**Storage Room 1:**  
4.89m (16' 1") x 3.10m (10' 2")

**Storage Room 2:**  
3.00m (9' 10") x 3.00m (9' 10")

**Shower Room:**  
2.20m (7' 3") x 1.50m (4' 11")

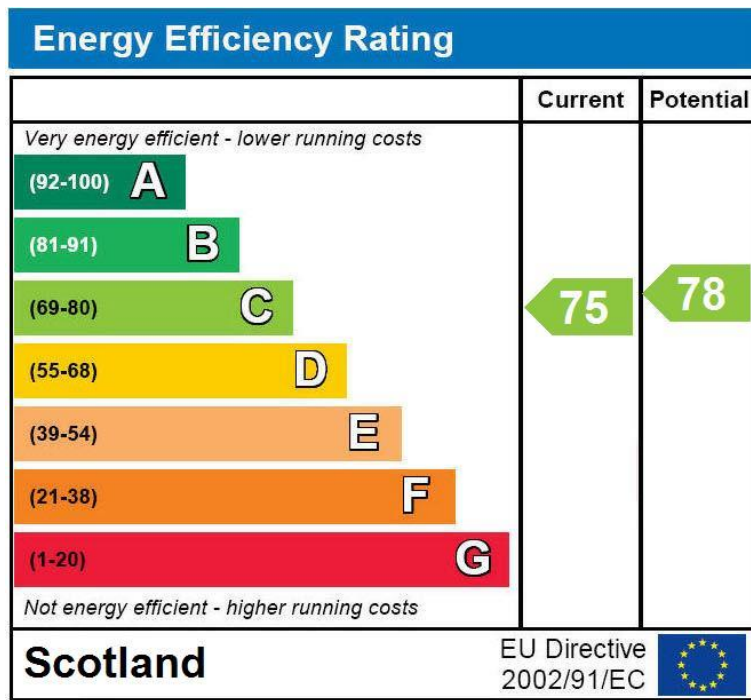


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Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd 

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

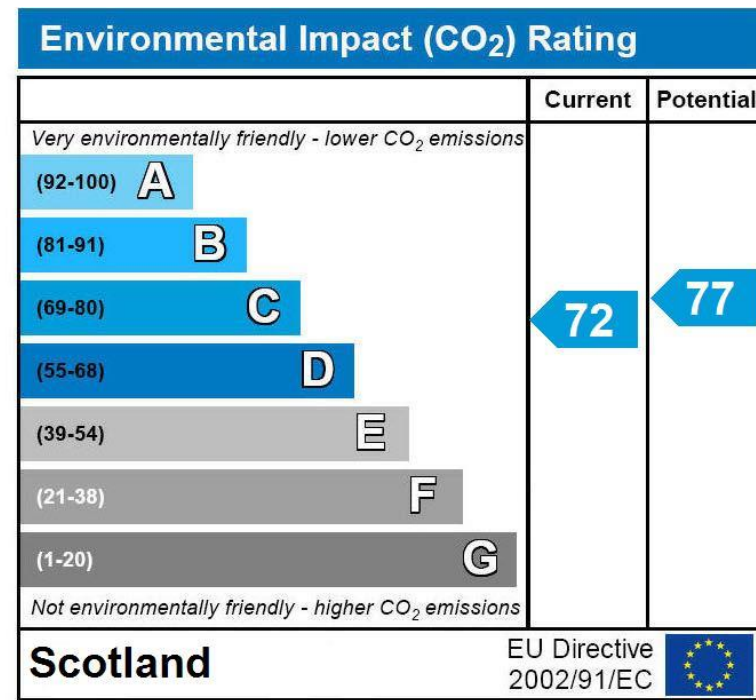


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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