



**Kinnoul Place**

Blantyre, G72 0BQ

**move  on**

Kinnoul Place  
Blantyre  
G72 0BQ

Mid-Terraced

3 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- Well presented mid-terraced home in walk-in condition
- Freshly painted throughout with new carpets
- Bright lounge with laminate flooring and neutral decor
- Modern kitchen with white high gloss wall and floor units and oak coloured worktops
- 3 double bedrooms
- Partially tiled bathroom with a shower over the bath
- Enclosed garden to the rear + front garden laid to lawn.
- Close to local amenities in Blantyre Main St as well as Blantyre train station
- Easy access to M74 and East Kilbride Expressway A725
- COUNCIL TAX BAND: A - EPC RATING: C



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## Kinnoul Place, Blantyre, G72 0BQ

Move On are delighted to present to the market this lovely 3 bedroom mid-terraced home in Blantyre - Kinnoul Place.

This fantastic home has been recently redecorated throughout, with new floor coverings and is in walk in condition. The accommodation features: A bright lounge with fresh, neutral decor and laminate flooring; modern kitchen with white high gloss wall and floor units, contrasting oak coloured worktops, integrated fridge freezer & washing machine, vinyl flooring and a large store/pantry cupboard; partially tiled bathroom suite with a shower over the bath; and 3 double bedrooms. There is gas central heating with a new boiler installed in September 2023 and double glazing.

Externally there are gardens to the front and rear which are mostly laid to lawn, and there is ample on street parking available.

Kinnoul Place is a popular location, just off Stonefield Road in Blantyre, and close to local amenities including shops, newsagents, bars, cafes, and schools. For anyone commuting by car, the East Kilbride expressway is just a few moments' drive connecting the M74, M8, M73 and beyond. Blantyre also has a main train station linking to Glasgow.

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## ROOM MEASUREMENTS

Lounge: 4.70m (15' 5") x 4.00m (13' 1")

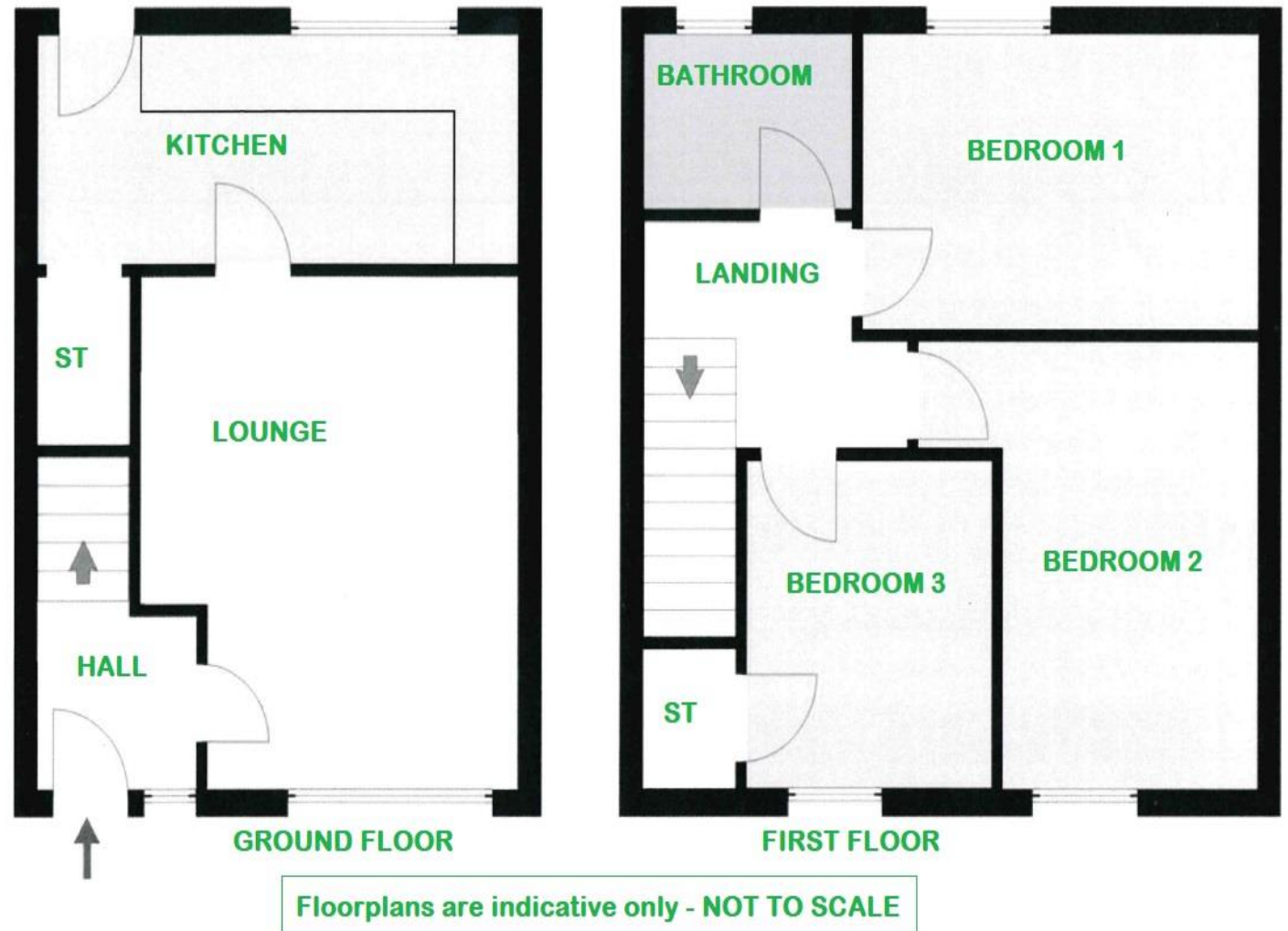
Kitchen: 4.97m (16' 4") x 2.20m (7' 3")

Bedroom 1: 4.20m (13' 9") x 2.80m (9' 2")

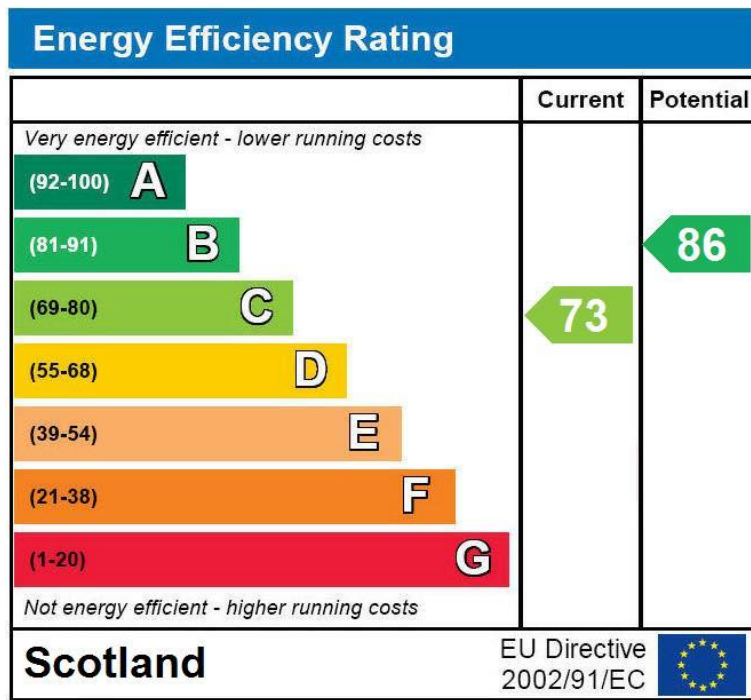
Bedroom 2: 4.10m (13' 5") x 3.80m (12' 6")

Bedroom 3: 3.10m (10' 2") x 2.60m (8' 6")

Bathroom: 2.20m (7' 3") x 1.70m (5' 7")



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.

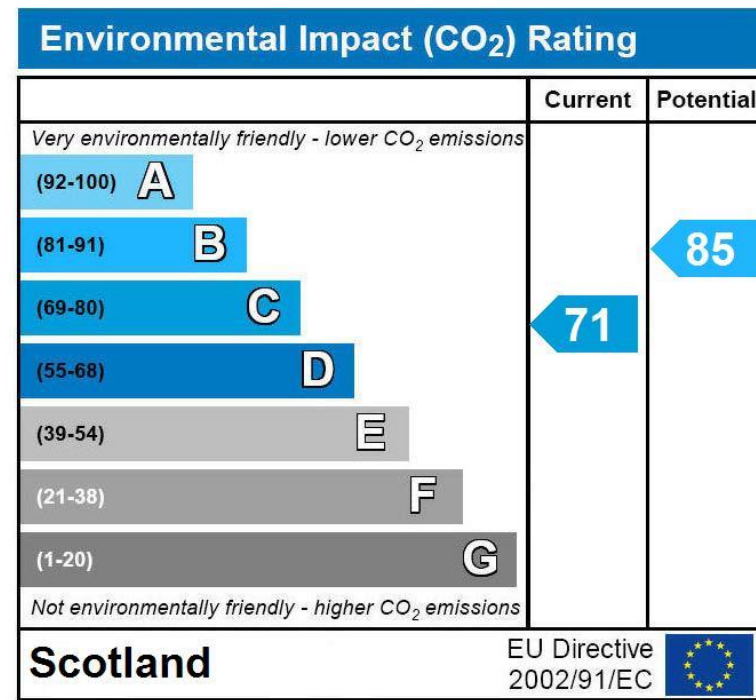


### Energy Efficiency Rating

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 (73)**. 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 (71)**. 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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