

45 Armour Court, Blantyre, Lanarkshire, G72 9TS

Offers Over £200,000





MQ Estate Agents have great pleasure in introducing Armour Court to the market. The property has been refurbished throughout to an exceptional standard and is in complete walk in condition. The property is situated in a quiet cul-de-sac and has open outlooks to the rear. The property comprises of a bright lounge, fully integrated and newly fitted kitchen and dining space, three bedrooms, family bathroom, front and rear gardens, garage and driveway. The property further benefits from double glazing and gas central heating throughout. This is a superb opportunity for a variety of purchasers including those looking to upsize to a great family home. Early viewing is highly recommended.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

LOUNGE

14' 7" x 8' 8" (4.449m x 2.642m) Bright and spacious lounge overlooking the front of the property with plush grey carpeting and walls painted in a neutral decor.

DINING KITCHEN

17' 7" x 8' 11" (5.379m x 2.733m) The contemporary dining kitchen has beautiful outlooks over the rear of the property and comprises of a variety of wall, floor and tower mounted units in a matt black finish with complementing grey worktops. There is an integrated induction hob and Cooke & Lewis, LED overhead extractor fan, electric grill and oven, washing machine, dishwasher and tall fridge freezer. The French doors lead out to the rear garden. The room is complete with spotlight lighting.

MASTER BEDROOM

12' 10" x 11' 3" (3.914m x 3.447m) The master



bedroom overlooks the front of the property. Flooring is laid to newly fitted carpets and there is super storage with fitted, mirrored wardrobes.

BEDROOM TWO

10' 9" x 8' 6" (3.291m x 2.613m) The second double bedroom overlooks the rear of the property and flooring is laid to carpet. There are fantastic views over the local countryside.

BEDROOM THREE

9' 10" x 8' 8" (2.999m x 2.642m) The third bedroom overlooks the front of the property and would make an ideal nursery or home office.

BATHROOM

6' 6" x 6' 1" (2.0m x 1.857m) The elegant, Porcelanosa, family bathroom comprises of a bath with overhead shower and central taps, low flush WC and wash hand basin with storage below. The room is complete with being fully tiled in an elegant grey, textured tile.

GARDENS

The property benefits from front, side and rear gardens. The front is laid to lawn while the side is a double driveway laid to decorative chip. The rear comprises of a decking area, decorative chip, freshly laid lawn seed and concrete garage.

LOCATION

Armour Court is located ideally in a quiet cul-de-sac in a popular residential estate in Blantyre. There are a variety of amenities available locally with high end supermarkets, cafes, restaurants, pubs and retail shops. Of ote there is the Kingsgate shopping centre, M & D's attractions and the James Hamilton Heritage park. Schooling is available locally at all levels and you have great transport links with regular bus services and Blantyre Train station nearby. The East Kilbride expressway provides easy access to the M74 and M8 taking you to Glasgow,



Edinburgh and beyond.

VIEWINGS

Early internal viewing is imperative to fully appreciate all that this refurbished, family home has to offer.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

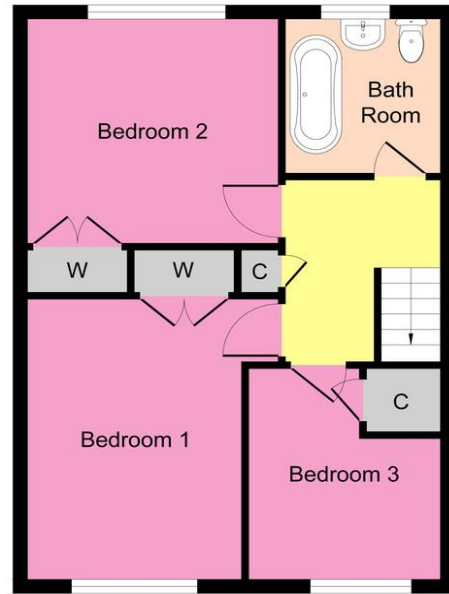






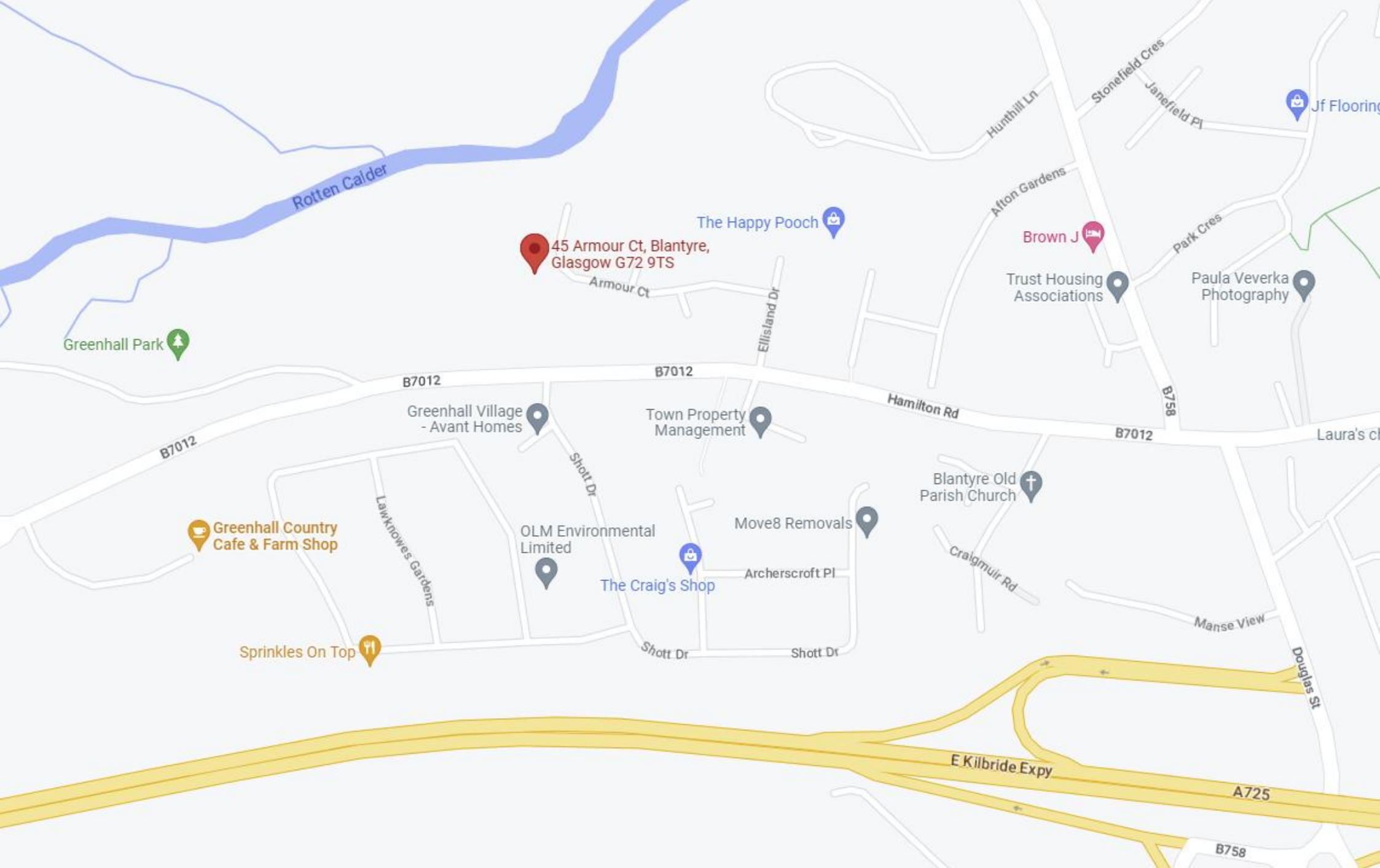


Ground Floor



First Floor





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