



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

**40 Marquis Avenue**

HAMILTON, ML3 0PU



## THE LOCATION

Marquis Avenue is conveniently placed for gaining quick access to a broad spectrum of amenities in Hamilton's town centre. The town centre offers excellent shopping facilities and retail parks with many well known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. Hamilton has a wide variety of pubs, restaurants, bistros and, for those commuting by public transport, there are regular bus and trains to the surrounding towns and cities, including Glasgow and Edinburgh.

For those commuting by car, there's the convenience of the M74 motorway with access both north and southbound and access to the East Kilbride Expressway and M8 motorway. Hamilton West Rail Station is just a few minutes walk from the subject property and the development is also well-positioned for gaining fast access to all the transport links and within the locale, there are a small collection of convenience shops and petrol station.





## THE PROPERTY

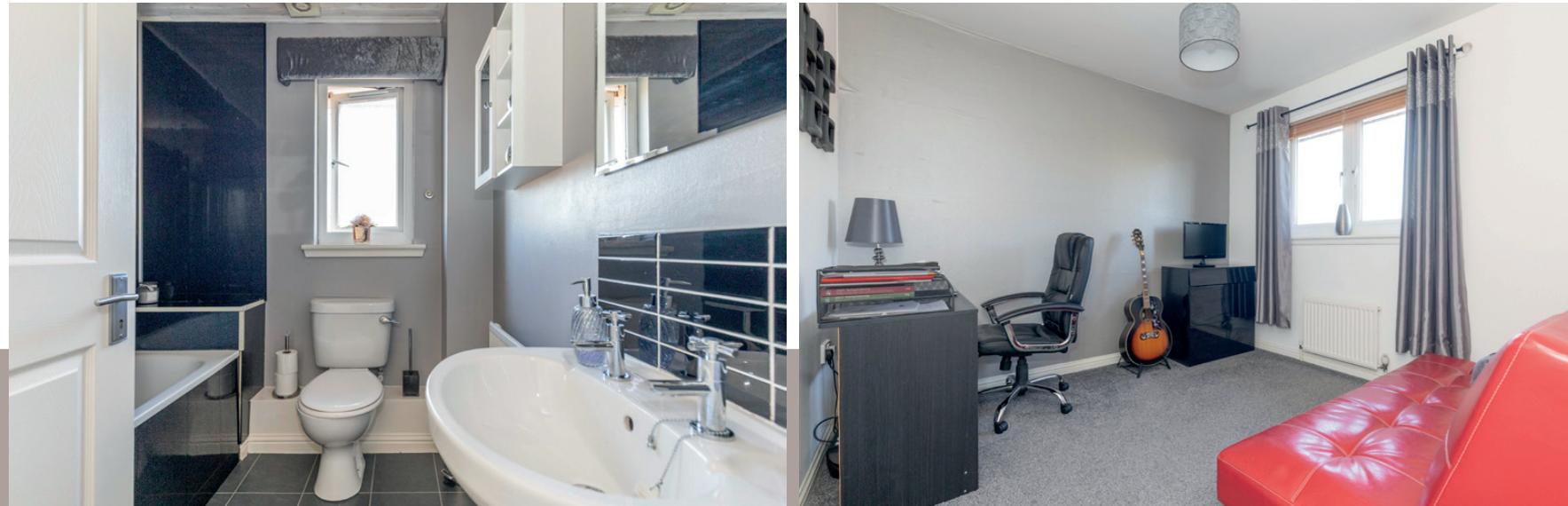
McEwan Fraser Legal is delighted to present this 2 bedroom end of terrace house in Hamilton. This property is a true turn-key home and a fine example of this style. This home is in show home condition throughout with the added benefit of large driveway and gardens to the front and rear. This cul-de-sac estate has a lovely friendly vibe and no through traffic.

Inside, the property comprises of:

- Fully equipped kitchen with modern and stylish units.
- Dining kitchen with storage and patio doors out to the garden.
- Spacious living area with large storage cupboard.
- WC on the ground floor for convenience.
- 2 Double Bedrooms which include storage
- Family bathroom with white 3 piece suite and shower over the bath.
- Loft

There is a great amount of storage throughout the house, which is neutrally decorated with plush floor coverings.

A real gem of a property which will generate high levels of interest. Viewing highly recommended to appreciate the quality of finish throughout.



# THE DETAILS



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.89m (12'9")
Kitchen/Diner	4.86m (15'11") x 2.60m (8'6")
Bedroom 1	3.88m (12'9") x 3.02m (9'11")
Bedroom 2	2.98m (9'9") x 2.79m (9'2")
Bathroom	1.96m (6'5") x 1.95m (6'5")
WC	1.56m (5'1") x 1.21m (4')

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £1500

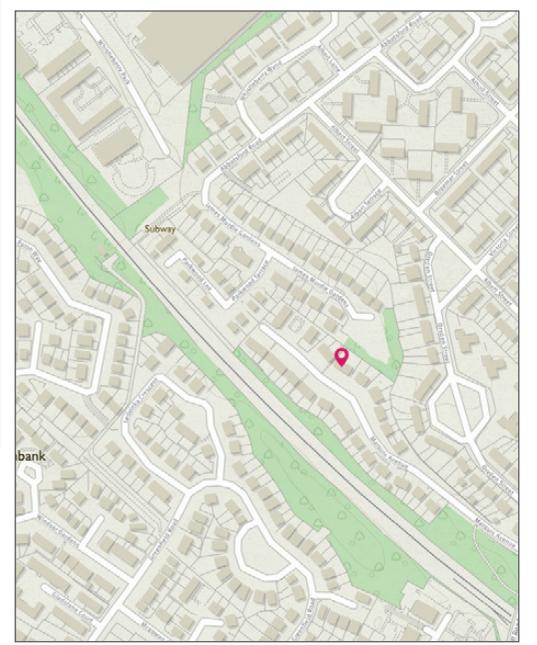


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