




McEwan Fraser Legal

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39 Ledvinka Crescent

HAMILTON, SOUTH LANARKSHIRE, ML3 0NY

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An absolutely immaculate three bedroom semi, with a large conservatory, set in a very popular development

Ledvinka Crescent in the ever popular suburb of Burnbank in Hamilton is a great place to live. Hamilton itself boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Racecourse, 17th century museum, retail park with twenty-four hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital. Hamilton also benefits from excellent schools at both primary and secondary educational level along with the prized Hamilton College situated in the town. Ample bus and rail services provide easy access to surrounding areas and on the train, it is only approximately twenty minutes to Glasgow Central Train Station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.

We are delighted to offer to the market this immediately impressive and immaculate three bedroom semi detached property. This beautiful home is set in a great location which is ideal for any young couple or small family and given the care and the upgrades that have been lavished on the property it is clear to see it is presented in absolutely immaculate condition, and now is actually several times better than when first new. Accommodation comprises of a bright and airy lounge which given the shape of the room would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light to create a bright, free-flowing living space that is a joy to experience. The modern kitchen/diner is finished in a good range of shaker style light oak wood units and benefit from an electric oven and gas hob, with ample space for a free-standing washing machine and fridge freezer. The kitchen diner lends itself beautifully to a range of options and the new owners could potentially have a dining/breakfast table or alternately a sofa for the kids to watch TV while mum cooks the family favourites.

The french doors flood the kitchen with natural light and flow effortlessly into the large high quality conservatory. What a fantastic space just to relax in with a good book or a coffee and a read of the Sunday papers. The conservatory integrates beautifully with the perfect size of low maintenance back garden which incidentally, also boasts a fantastic sun deck and two sheds. The downstairs WC is a handy addition for any busy family home. Upstairs the family bathroom is bright and fresh and contains a white suite and a shower over the bath. There are three spacious bedrooms in this lovely home, two doubles and a single, all with built in wardrobes and space for free-standing furniture. The property is kept warm, comfortable and secure via the double glazing and gas central heating. There is ample parking for at least two cars on the mono-blocked driveway to the side aspect.

Early viewing is an absolute must for anyone looking for an immaculate, stylish and highly desirable home set in a great location and where all the hard work has already been done.



Property Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.46m (14'8") x 3.93m (12'11")
Kitchen	4.95m (16'3") x 2.90m (9'6")
Conservatory	3.53m (11'7") x 2.85m (9'4")
WC	1.63m (5'4") x 0.89m (2'11")
Bathroom	2.08m (6'10") x 2.08m (6'10")
Bedroom 1	3.77m (12'4") x 2.80m (9'2")
Bedroom 2	2.93m (9'7") x 2.50m (8'2")
Bedroom 3	3.14m (10'4") x 2.43m (8')

Gross internal floor area (m²) : 87m²

EPC Rating : C

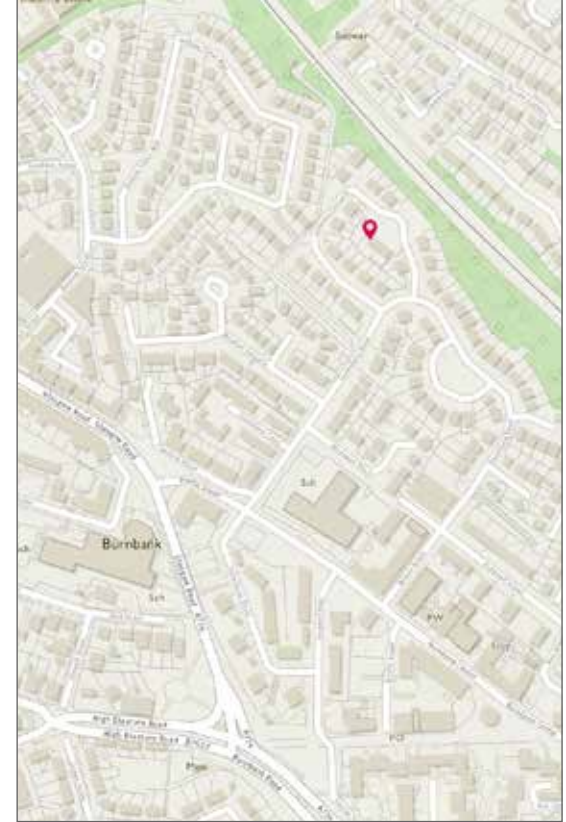


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