

38 Neilsland Road

HAMILTON, SOUTH LANARKSHIRE, ML3 8NA



Excellent three-bed end-terrace, fully upgraded - walk-in condition, large garden, perfect family home



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We are delighted to bring to the market this fantastic three-bed End-terrace property, set in a popular family-friendly area that's known for its neighbourly spirit. This delightful and charming property makes a perfect place to come home to and it's presented in walk-in condition.

THE LOUNGE/DINER



The generous accommodation comprises a welcoming entrance area with storage, leading through to a bright and spacious lounge/diner. Given its shape the free-flowing space would suit a range of furniture configurations and the design of the space affords plenty of room for a formal dining table.

THE KITCHEN

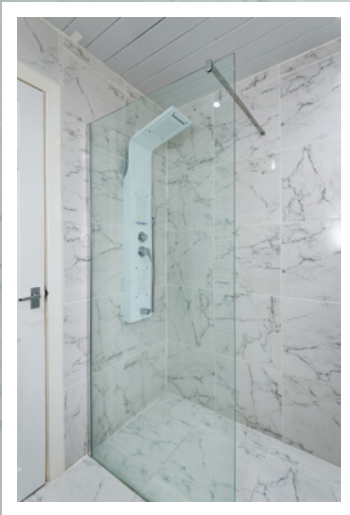


The kitchen area offers plenty of space and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a range of white fitted units, with a gas hob, and electric oven with ample space for an under-counter free-standing fridge, freezer and washing machine. It's a well-equipped space for any chef to serve up a marvellous meal.



The beautifully tiled wet room is a real wow, finished with a white toilet and sink and a high-performance mains shower set within a large doorless shower enclosure. There are three good-sized bedrooms in this lovely home, all with ample space for free-standing furniture. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.

THE WET ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



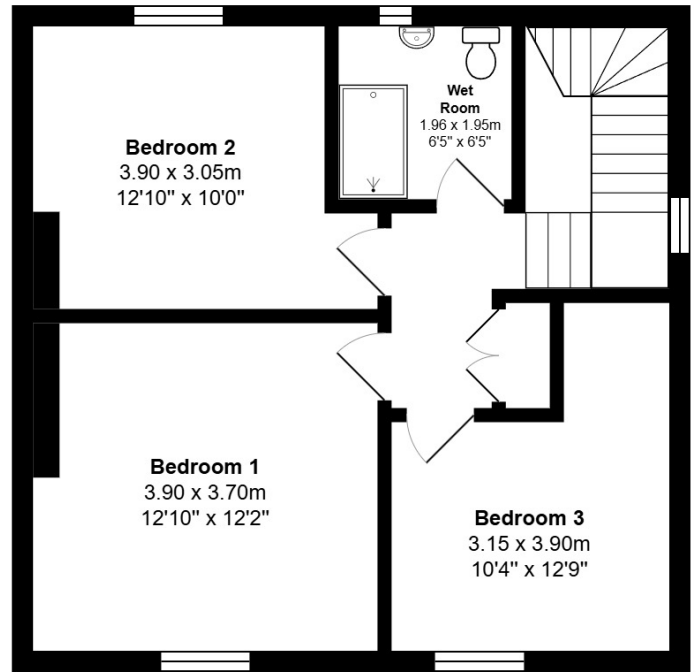
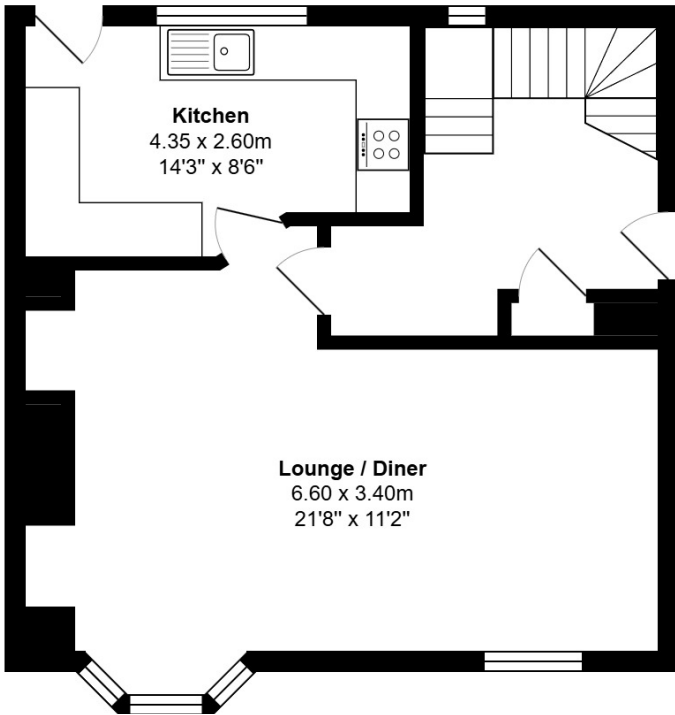
The home is kept warm and comfortable via double glazing and combi-boiler gas central heating. The large rear garden is laid to lawn and has a fantastic sun-patio area, on sunnier days it offers a great outdoor space to relax and unwind.

This great home would make an ideal buy for many young couples or families, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking a spacious property, in walk-in condition, in a popular family area.

EXTERNALS

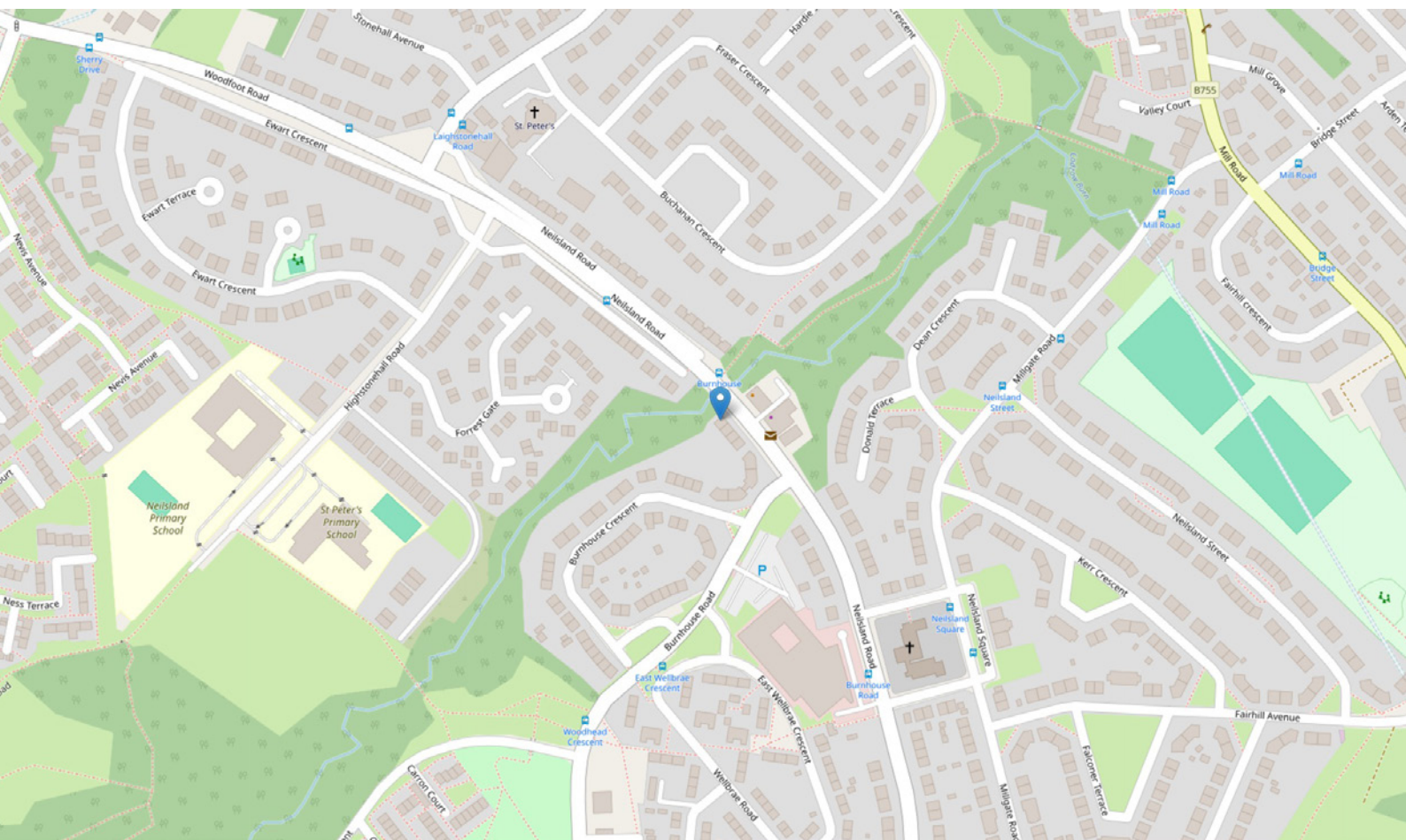


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98m² | EPC Rating: C



THE LOCATION

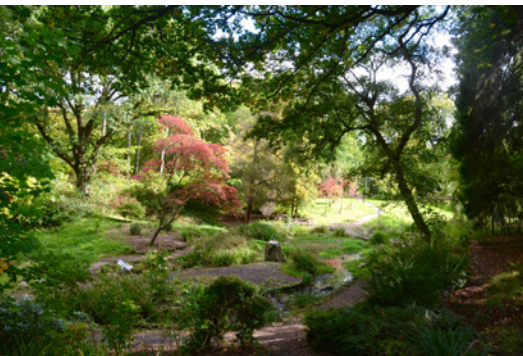
The ever-popular town of Hamilton boasts a wide and varied range of shops, bars, restaurants, banks, and building societies.

Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Racecourse, 17th-century museum, a 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 education levels 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.



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