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**81 Butterburn Park**

HAMILTON, SOUTH LANARKSHIRE, ML3 6SJ



## HAMILTON ML3 6SJ



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, retail park with 24 hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital.

Hamilton 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's only approximately 20 minutes to Glasgow central train station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.



completely unique and immaculately presented this property offers so much to the new owners.

Upon entry, it is immediately apparent the time and investment that has been put into this home. The entrance hallway is very welcoming and the solid oak flooring underfoot sets the tone for the quality finishes throughout the rest of the property.

The oak flooring is continued up the first couple of stairs where a W/C has been installed with a feature tiled wall and designer suite.

Through to the living room through the oak and frosted glass door, the same flooring, neutral decor with a stunning mural and modern light fixture over the dining table. This is a spacious room and would allow for a range of furniture configurations.

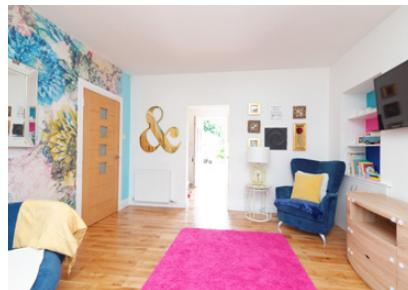
Into the kitchen which has been cleverly designed ensuring that every inch is efficiently utilised. The cream shaker style units match the wood flooring and offer a neutral background for your own personal touches.

The plush oatmeal carpet and glass and oak balustrade lead you upstairs where there are two large double bedrooms offering fantastic space and plenty of storage solutions.

Family bathroom is again of the highest quality with a 3/4 bath with power shower, heated towel rail and vanity storage, fully tiled.

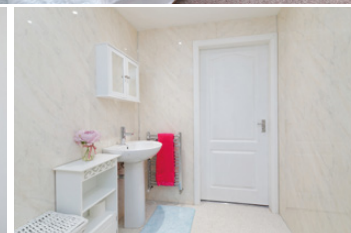
Externally this home had gardens to the front and rear and more off road parking that could be required. There is a large decking area at the back door, perfect for alfresco dining, a large summer house and artificial grassed area at the back of the garden. The exterior is fully enclosed making it safe for pets and children.

At the rear of the gardens, there is a self-contained bungalow which has own heating and electricity supply and is fully alarmed. Currently, this building has an open plan kitchen and living facilities, spacious bathroom and double bedroom with built-in storage. This too is finished to a high specification. Originally this was purpose built for an elderly relative, really it would be suitable for a multitude of purposes. All permissions in place.





# GARDEN FLAT



## FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions (Taken from the widest point)

### Ground Floor

Lounge	4.10m (13'5") x 4.10m (13'5")
Kitchen	4.00m (13'1") x 2.50m (8'2")
WC	2.00m (6'7") x 1.50m (4'11")

### First Floor

Bedroom 1	4.10m (13'5") x 2.90m (9'6")
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Bathroom	1.95m (6'5") x 1.50m (4'11")

### Garden Flat

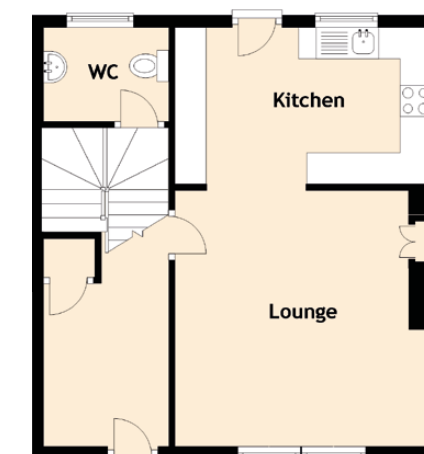
Kitchen/ Lounge	3.70m (12'2") x 2.48m (8'2")
Bedroom 1	3.10m (10'2") x 2.80m (9'2")
Shower Room	2.80m (9'2") x 2.12m (7')

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

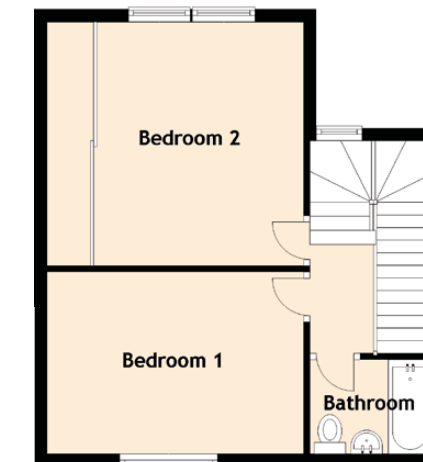
EPC Rating: D

Extras (Included in the sale): GCH, Integrated appliances, double glazing, floor coverings.

### Ground Floor



### First Floor



### Garden Flat

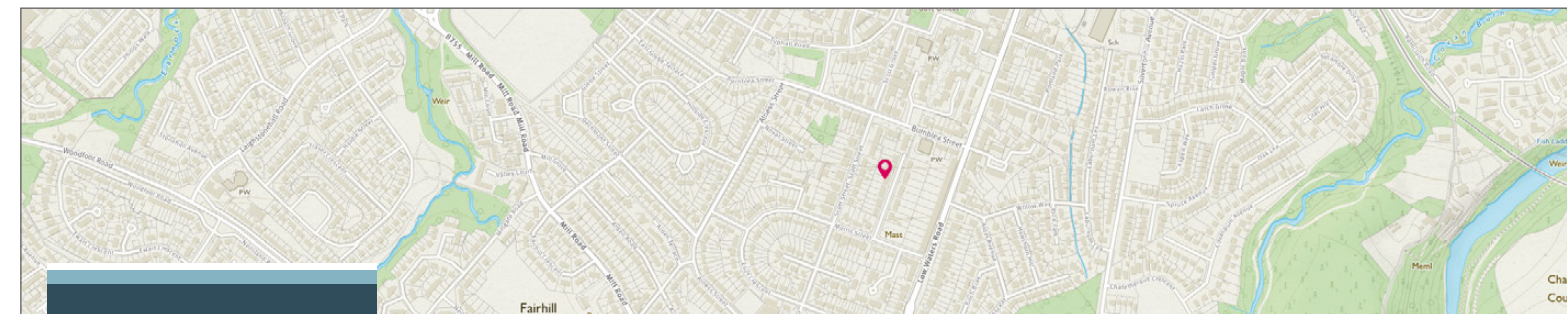
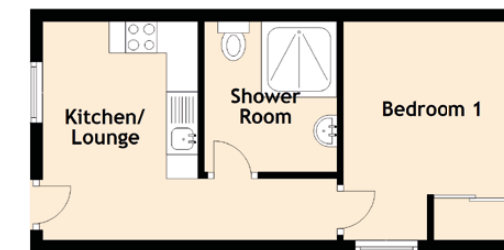


Image credit: <https://www.ordnancesurvey.co.uk/maps/>





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