

# 38 Grant Court

HAMILTON, ML3 7UT



*A bright and spacious three bedroom semi-detached house, tucked away in a popular pocket of Hamilton*



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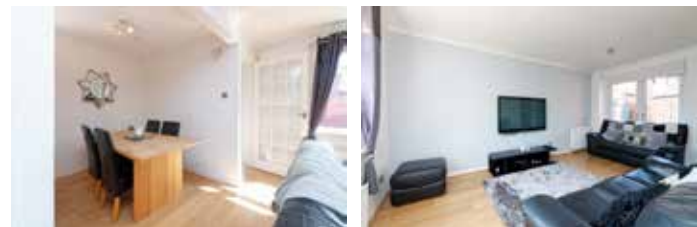


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We are delighted to introduce to the market this superb three bedroom semi-detached villa within a highly sought after area of Hamilton. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

# THE LOUNGE/DINER



The property is accessed via the hallway which allows entry to all rooms on this level. An immediately impressive open plan lounge come dining area is flooded with natural light from the window to the front aspect and the french doors to the rear.



# THE KITCHEN



The kitchen has a modern range of floor and wall mounted units with a striking worktop, creating a fabulous and efficient work space. It has a host of integrated appliances and plumbed space for a washing machine and fridge freezer.





Journeying upstairs you will discover three well-proportioned bedrooms. All of the rooms boast built-in wardrobes/storage and have the advantage of space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.

## THE BATHROOM

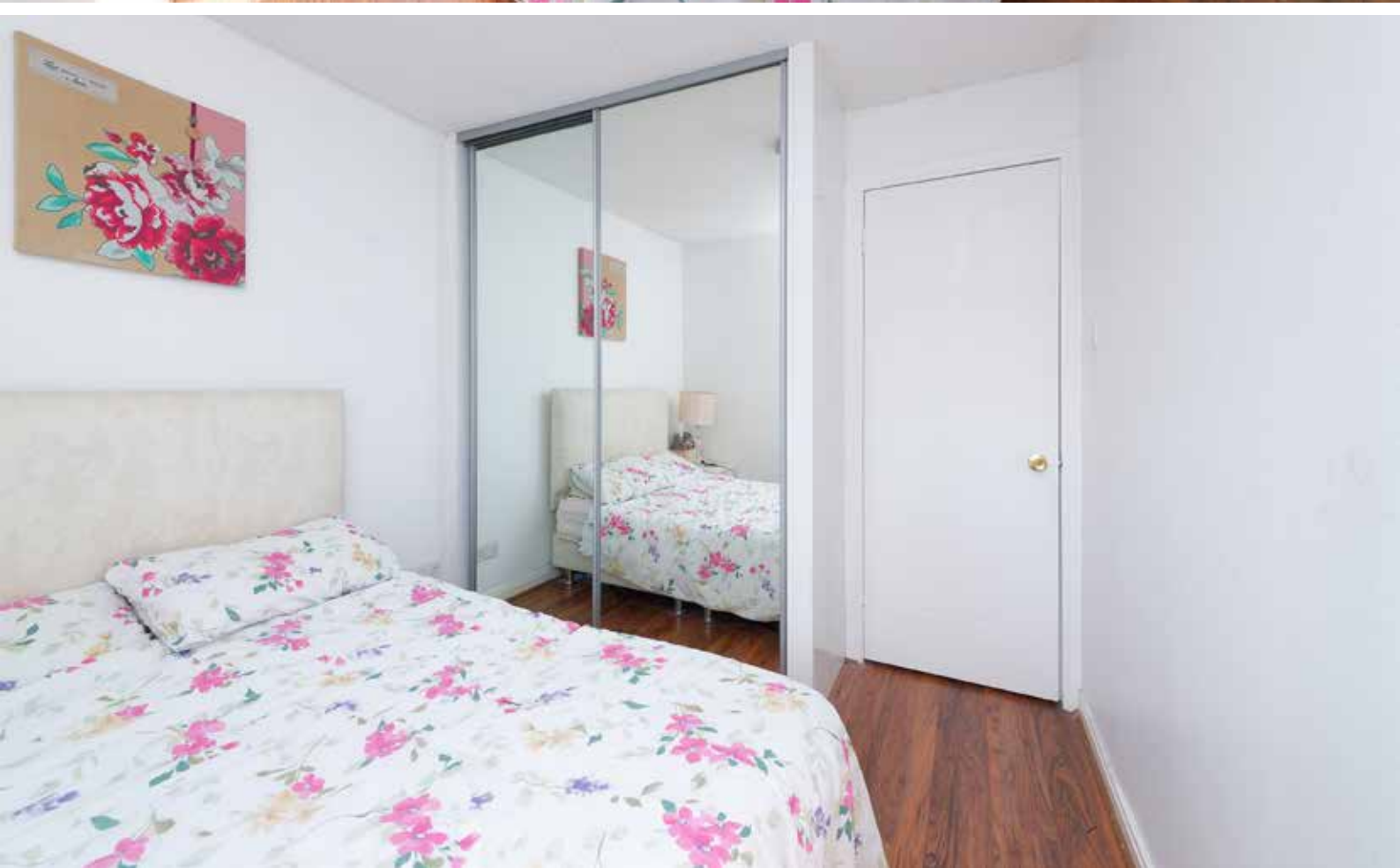


# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





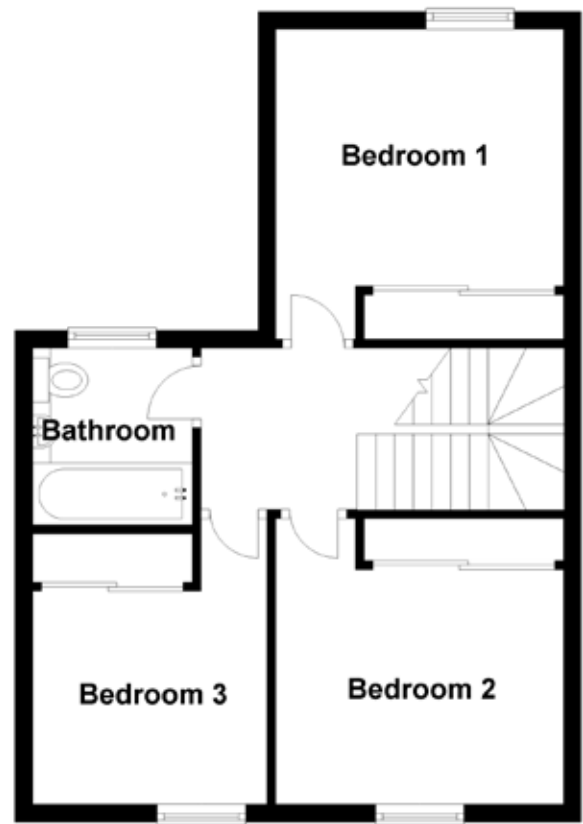
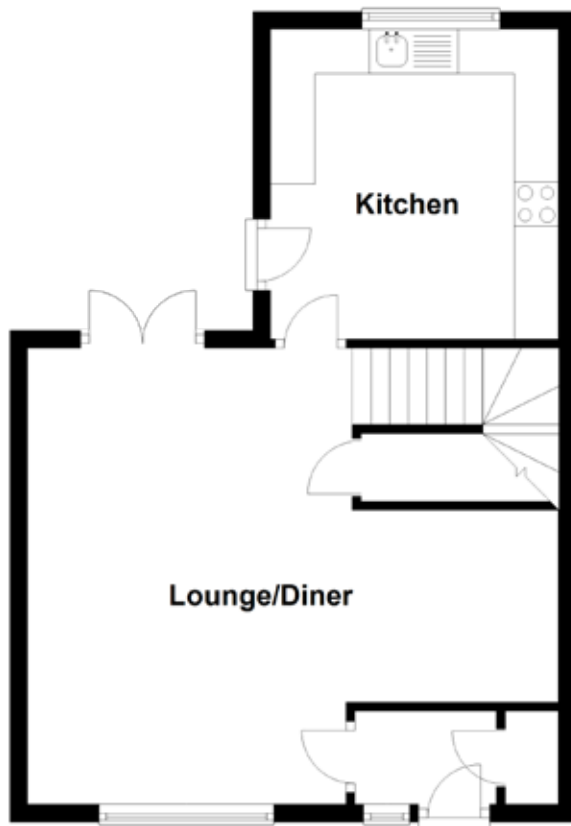
Externally, the property has private front and rear gardens with a driveway to the side providing off-road parking for a number of vehicles. The high specifications of this home also include double glazing and gas central heating for additional comfort.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen	3.50m (11'6") x 3.25m (10'8")
Lounge/Diner	6.00m (19'8") x 5.15m (16'11")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")

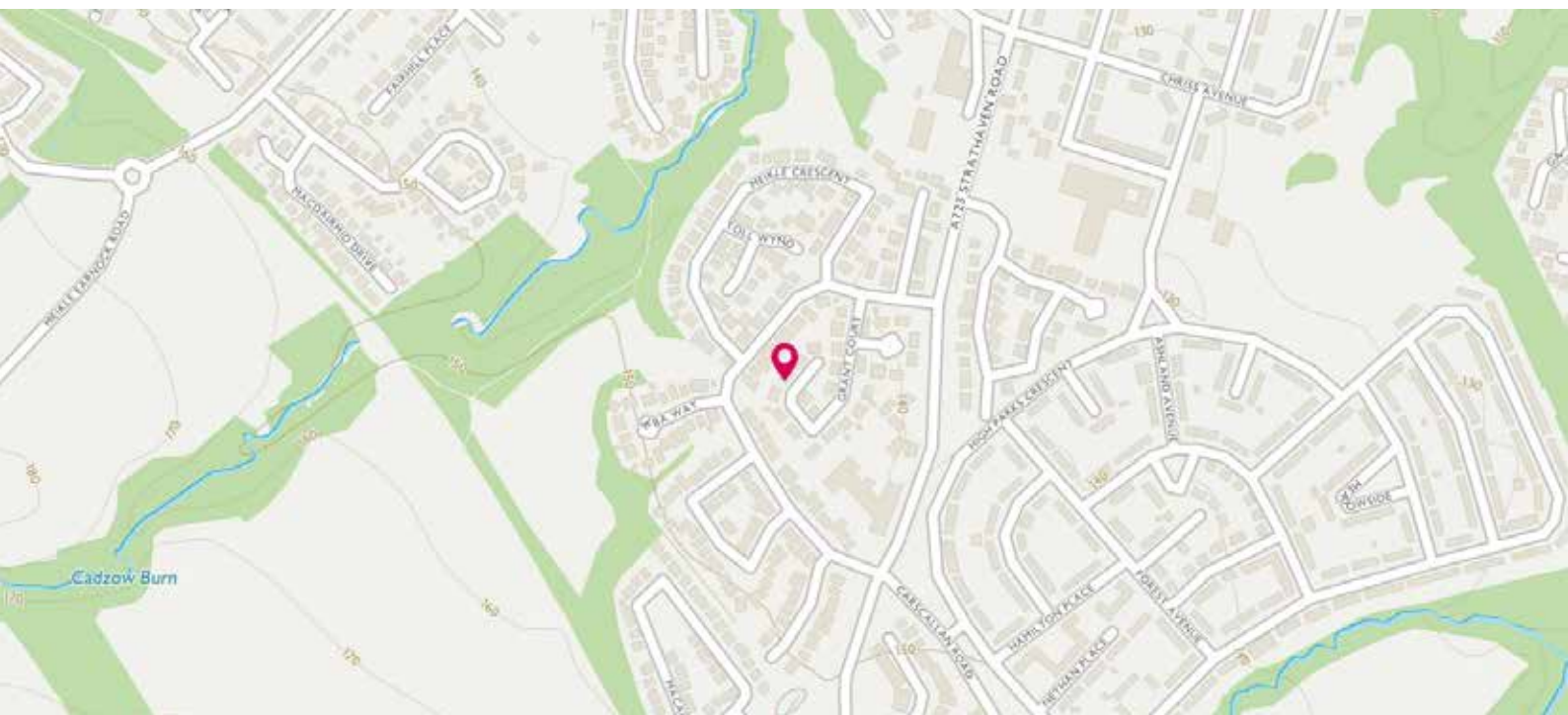
Bedroom 3

3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fitted carpets and floor coverings, curtains and blinds, light fixtures and fittings.



# 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.

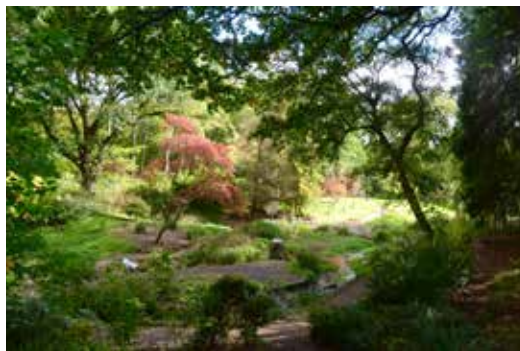






Hamilton also benefits from excellent schools at both primary and secondary education levels along with the prized Hamilton College situated in the town.

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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