



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177

**30 Fairhill Crescent**

HAMILTON, ML3 8HZ



# 30 FAIRHILL CRESCENT

HAMILTON, ML3 8HZ

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 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 excellent two bedroom upper cottage apartment, set in a great location and presented in excellent condition. The property is set in a quiet and well-established street, ideal for a young couple or small family.

Accommodation comprises a bright and airy lounge with an abundance of natural light flooding the room, the room is complete with an attractive feature fireplace and surround containing an electric fire. The spacious room offers a wide variety of various furniture configurations to suit any taste.

The dining kitchen is a perfect size for these cottage flats, very spacious by today's standards, with a lovely range of light wood units, it's bright, modern, and fresh. It's clear to anyone the kitchen caters perfectly for the needs of any busy household,

with a gas hob, electric oven, large freestanding fridge and freezer side by side with ample space for a washing machine, tumble drier and a dishwasher (freestanding appliances may be available by separate negotiation)

To ensure the apartment is always pristine and clutter free, there is ample storage cupboard space throughout the apartment.

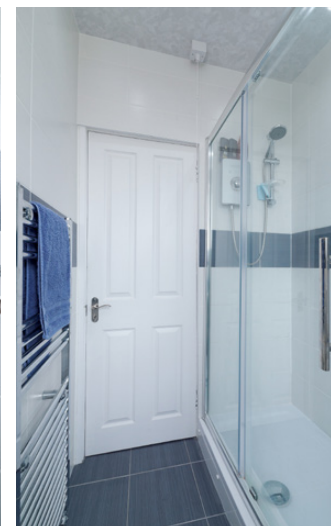
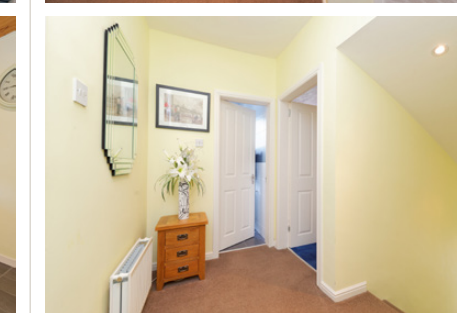
The beautifully tiled bathroom has a chrome radiator and contains a stylish white suite with a large standalone shower enclose and an electric shower, ensuring there is always lots of instant hot water for long refreshing showers.

Given the great use of space in these eternally popular cottage flats, the entire apartment feels roomy and the two double bedrooms are no exception to the spacious feel. Both bright and relaxing, they contain plenty of room for freestanding furniture. The home is kept warm and comfortable via the double glazing and quality Worcester boiler powering the gas central heating.

The property also benefits from rear garden space. Parking is off-street on the driveway which can easily cater for two cars.

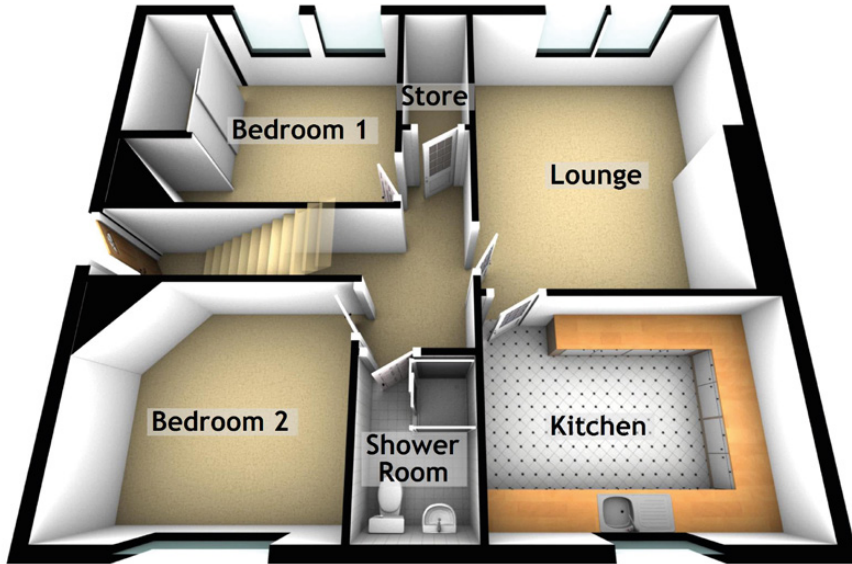
This really is a lovely property and it offers a truly great place to call home to for any family or couple. As a first-time buy, you will not find better value for money given the space on offer and the walk-in condition of the property.

Early viewing is advised for 'canny' buy-to-let investors looking for a perfect and easy investment or first-time-buyers looking for a great place to come home to.





# SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP

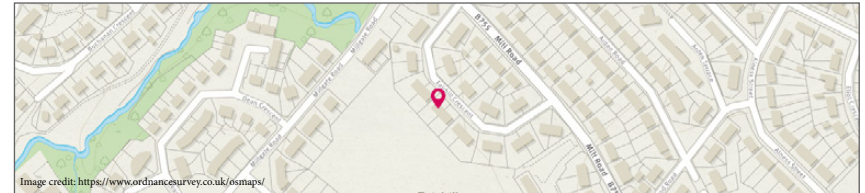


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 2.00m (6'7")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")
Shower Room	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Furniture and freestanding appliances may be available by negotiation.



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 01698 537 177  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

Part  
 Exchange  
 Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**KEN MEISAK**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer