




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

22 Royellen Avenue

HAMILTON, SOUTH LANARKSHIRE, ML3 8QH

22 ROYELLEN AVENUE

hamilton

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.



We are delighted to bring to the market this excellent four bedroom, Semi-detached home. Set in a quiet cul-de-sac in a popular family-friendly street that's known for its neighbourly spirit. This property makes a perfect family home, and it offers a light upgrade opportunity for those with a flair for interior design and modern styling.

The accommodation is accessed via a bright and welcoming porch. Entering the main accommodation the large lounge is a shape that would suit a range of different furniture configurations. The room is bright given the natural light from the large picture window at one end and the dining room area at the other.

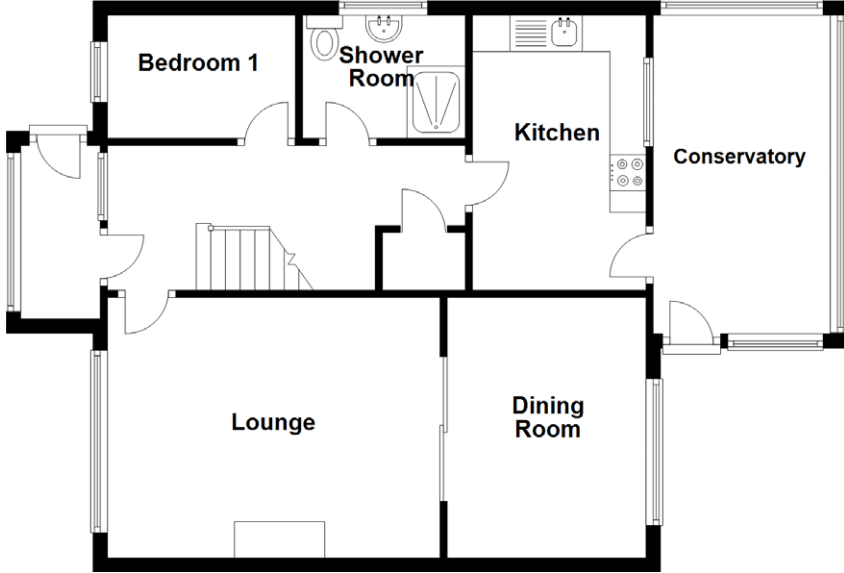


The formal dining room is accessed via sliding doors and offers a great space for dining with friends and family on more formal occasions. It would also offer an opportunity to reconfigure the space and open it out into a larger open plan kitchen/diner if required. The kitchen is finished in a range of natural wood fitted units with an integrated gas hob and electric oven, with ample space for a free-standing fridge freezer and washing machine. There is ample space for a breakfast table that looks out onto the private rear garden. The conservatory is currently being utilized as a utility room but offers great potential.



The shower room is finished in easy-clean wet-wall panels and has a white suite with an electric shower set within an easy access shower enclosure. There are a total of four bedrooms in this lovely home, all with ample space for free-standing furniture. There are also ample cupboard spaces in the home to help keep everything in its place. Bedroom one would make an ideal home office study if required. Upstairs the property benefits from two fantastic attic storage areas which could be utilized for a range of purposes.





The garden space is secure making it ideal for children and pets, it contains fruit trees and a greenhouse and on sunnier days it offers a great place to relax and unwind. There is also a very handy garage/shed for extra storage or ideal for anyone who likes to tinker with a hobby. Off-street parking for two cars is provided on the driveway to the side aspect of the property. The property is kept warm and comfortable via double glazing and gas central heating.

This is simply a great home with massive potential, it would make an ideal buy for any family, first-time buyers, or even a great investment property for a smart Buy-To-Let investor. Early viewing is a must. The property is subject to a Buyers Premium of £3060 (includes vat) which is payable by the successful purchaser.



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	4.60m (15'1") x 3.60m (11'10")
Dining Room	3.60m (11'10") x 2.75m (9')
Kitchen	3.80m (12'6") x 2.40m (7'10")
Conservatory	4.40m (14'5") x 2.45m (8')
Bedroom 1	2.50m (8'2") x 1.70m (5'7")
Shower Room	2.25m (7'5") x 1.70m (5'7")

FIRST FLOOR

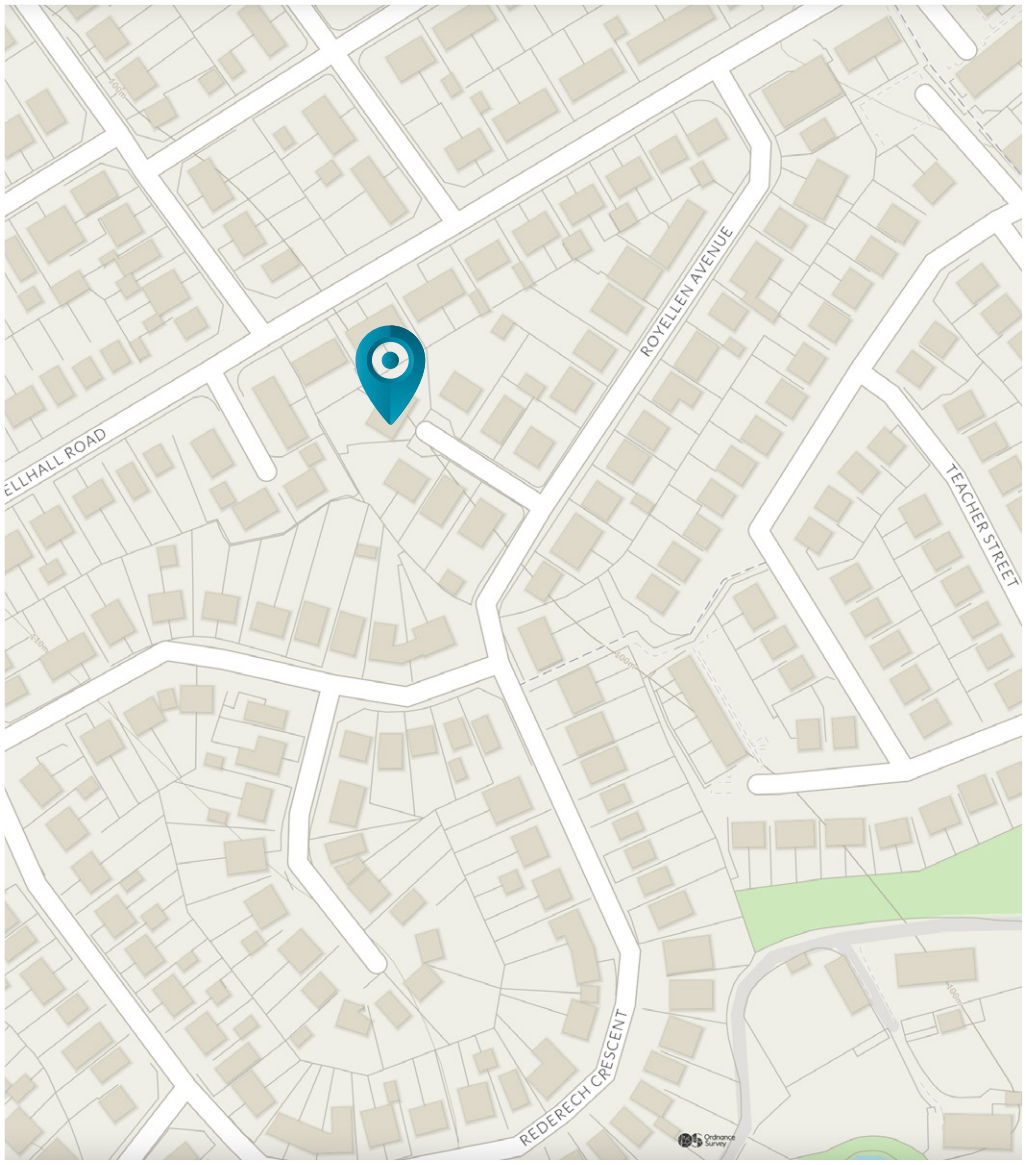
Bedroom 2	5.10m (16'9") x 3.60m (11'10")
Bedroom 3	4.10m (13'5") x 2.80m (9'2")
Bedroom 4	3.80m (12'6") x 2.70m (8'10")

SECOND FLOOR

Attic 1	3.70m (12'2") x 3.30m (10'10")
Attic 2	3.70m (12'2") x 3.30m (10'10")

Gross internal floor area (m²): 115m²
EPC Rating: D

Buyer's Premium Value: £3,060





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