



Immaculate two bed end-terrace, beautifully set in a highly sought after location with conservatory



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We are delighted to bring to the market this absolutely immaculate two bed end-terrace, set in a popular family friendly street that is known for its neighbourly spirit. Some of the traditional values that make a street a real community are very much alive here, everybody actually knows each other and the atmosphere is relaxed.

This delightful and charming property makes a perfect place to come home to and it's presented in absolute walk-in condition, which also includes a new kitchen, bathroom and a Worcester boiler.

THE LOUNGE/DINER



The lovely upgraded accommodation comprises of a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The design of the space affords plenty of room for a dining table. The French doors help to flood the room with natural light and lead out perfectly to a fantastic conservatory and private back garden area.



THE CONSERVATORY



THE KITCHEN

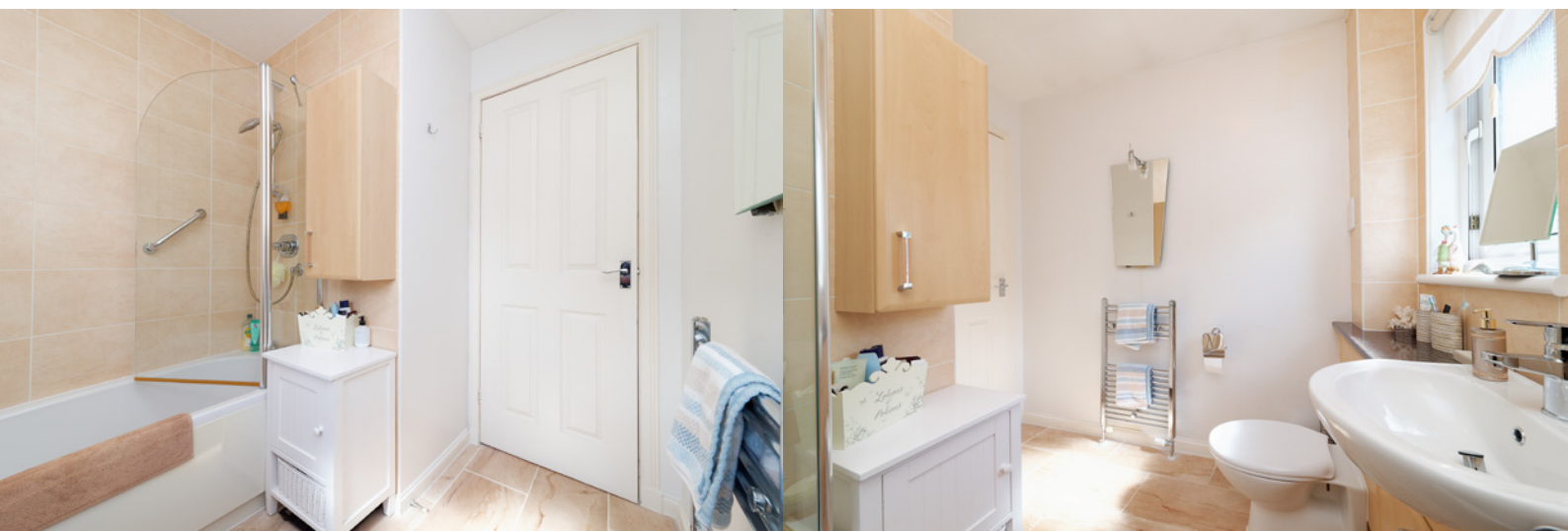


The light wood shaker style kitchen looks super clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an electric oven and hob, integrated fridge freezer and space for a freestanding washing machine. It's a well-equipped space for any chef to serve up a marvellous meal.

THE BATHROOM



The tiled family bathroom is a touch of luxury, bright and fresh with a stylish chrome radiator, finished in a white suite with a mains shower over the bath. There's always an instant supply of piping hot water for long refreshing showers.





There are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture, the master has built-in mirrored wardrobes that help to keep the rooms clutter-free and bounce the natural light around. There is ample cupboard space throughout the property to help keep everything clutter-free and in its place.

BEDROOM 1



BEDROOM 2

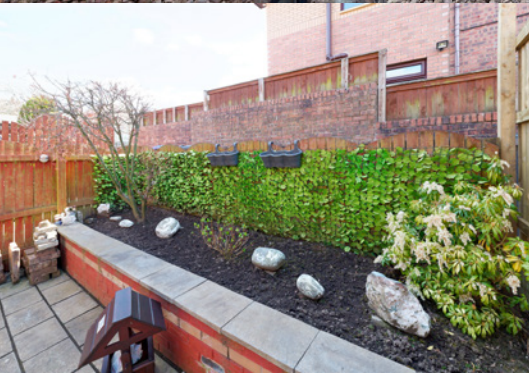


The home is kept warm, comfortable and cosy via the double glazing and gas central heating. The gardens are very well kept, with the rear garden space being both secure and child-friendly. On sunnier days it offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day.

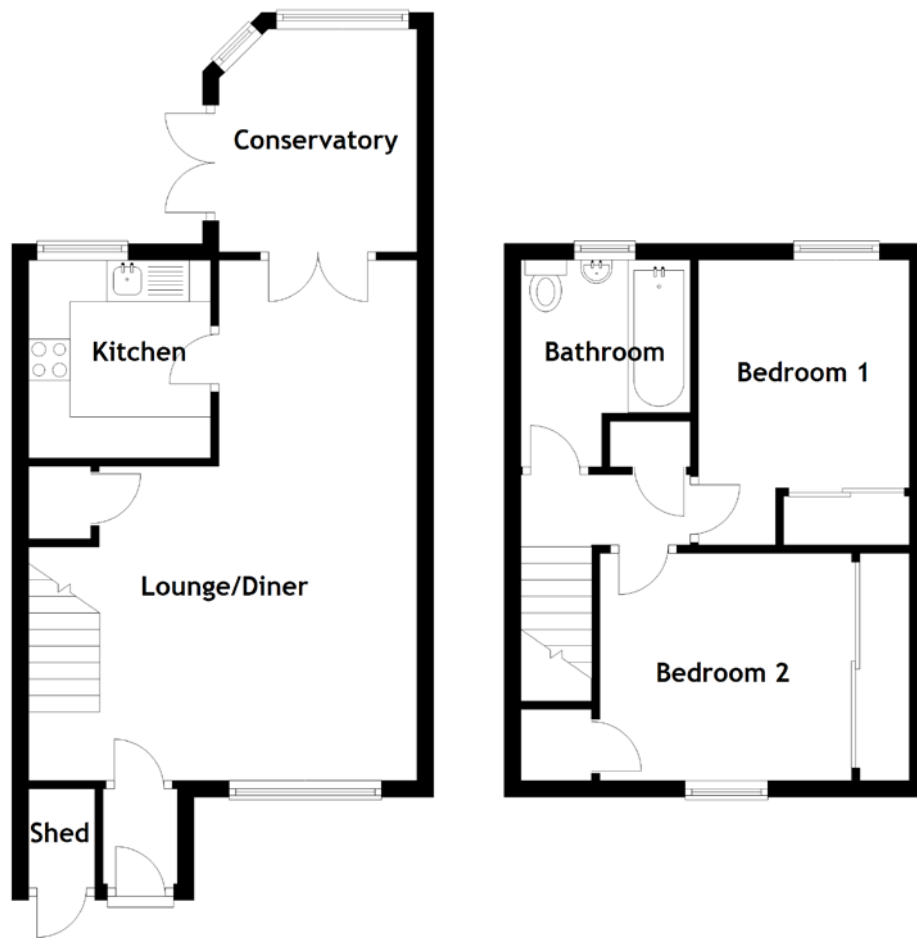
Parking is on-street to the front aspect. This great home would make an ideal buy for first-time buyers, young couples, retiree's, or even a great investment property for a smart Buy-To-Let investor.

Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 4.70m (15'5")
Conservatory	2.70m (8'10") x 2.40m (7'10")
Kitchen	2.40m (7'10") x 2.20m (7'3")
Bedroom 1	3.45m (11'4") x 2.55m (8'4")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 2.05m (6'9")

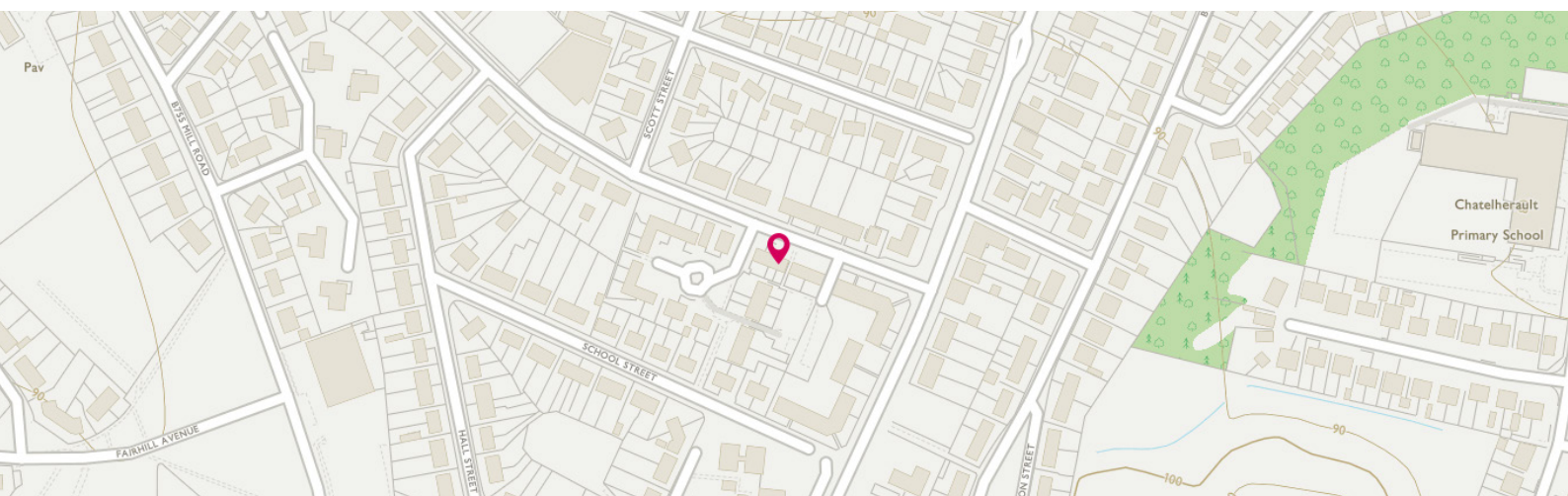
Shed

1.15m (3'9") x 0.80m (2'7")

Gross internal floor area (m²): 70m²

EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



THE LOCATION

The property is set in a central location and benefits from close transport links via both bus and rail. The property also benefits from being only a ten-minute walk from the centre of Hamilton, close to a great range of shops, restaurants, cafes and all amenities. Hamilton has an excellent choice of schools at both primary and secondary level and the nearby M74 and M8 motorways make commuting throughout central Scotland both quick and easy.





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