

74 Nevis Avenue

HAMILTON, SOUTH LANARKSHIRE, ML3 8UB



Excellent four-bed end-terrace, beautifully set in a popular area, cul-de-sac location, garage



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We are delighted to bring to the market this fantastic four-bed End-terrace, set in a popular family-friendly street that's known for its neighbourly spirit. The quiet cul-de-sac location ensures a real community atmosphere is present for all residents to enjoy, the close-knit community ensures the atmosphere is relaxed and friendly. This delightful and charming property makes a perfect place to come home to and it's presented in walk-in condition.

THE LOUNGE



The generous accommodation comprises a welcoming entrance area, leading through to a bright and spacious lounge and kitchen/diner. Given its shape the free-flowing space would suit a range of furniture configurations and the design of the space affords plenty of room for a dining table. The patio doors help to flood the room with natural light and lead out perfectly to a private and secure rear garden area. The ground floor also contains a handy WC, which is always a welcome addition to any busy family home.

THE DINING ROOM & KITCHEN



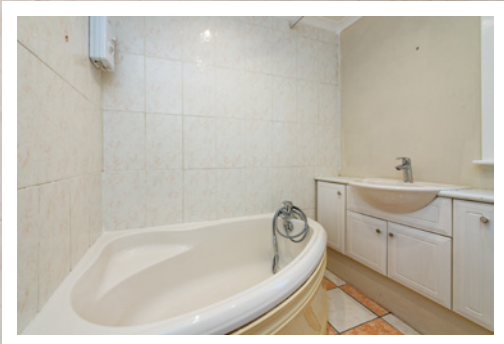
The kitchen area offers plenty of space and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a range of white fitted units, with an electric oven, grill and gas hob, with space for a free-standing fridge freezer and washing machine. It's a well-equipped space for any chef to serve up a marvellous meal.





The tiled family bathroom is finished with a back-to-the-wall toilet and sink, with a mains shower over the corner bath, ensuring there's always an instant supply of hot water for long refreshing baths and showers. There are four good-sized bedrooms in this lovely home, all with ample space for free-standing furniture, and three with built-in storage that helps to keep the rooms clutter-free and minimalist. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



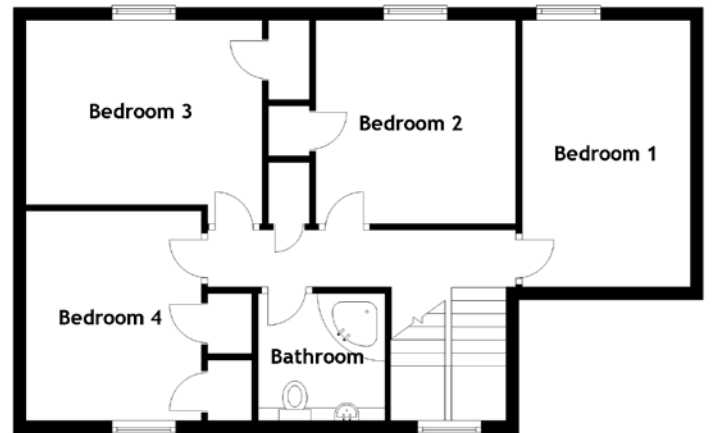
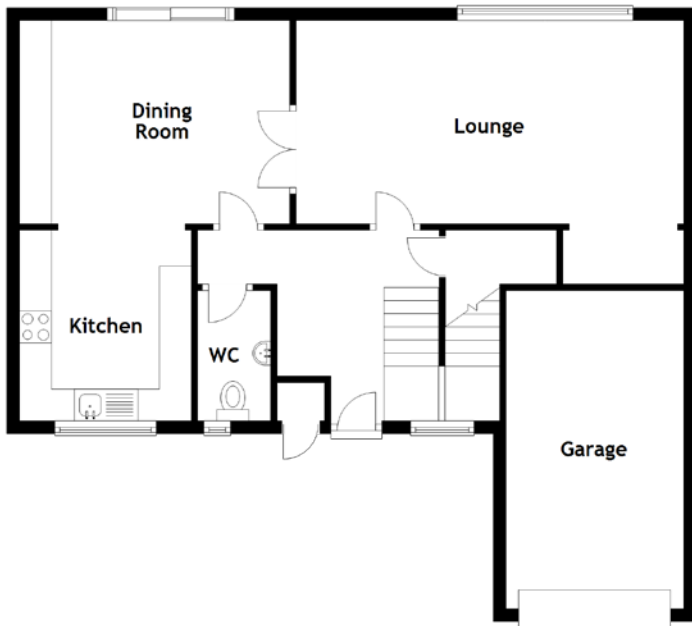
The home is kept warm and comfortable via double glazing and combi-boiler gas central heating. The rear garden has a shed, and is laid to patio and lawn, on sunnier days it offers a great outdoor space to relax and unwind. The property comes with the benefit of a single garage, located to the front aspect.

This great home would make an ideal buy for many young couples or families, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking a spacious property, in walk-in condition, in a popular family area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

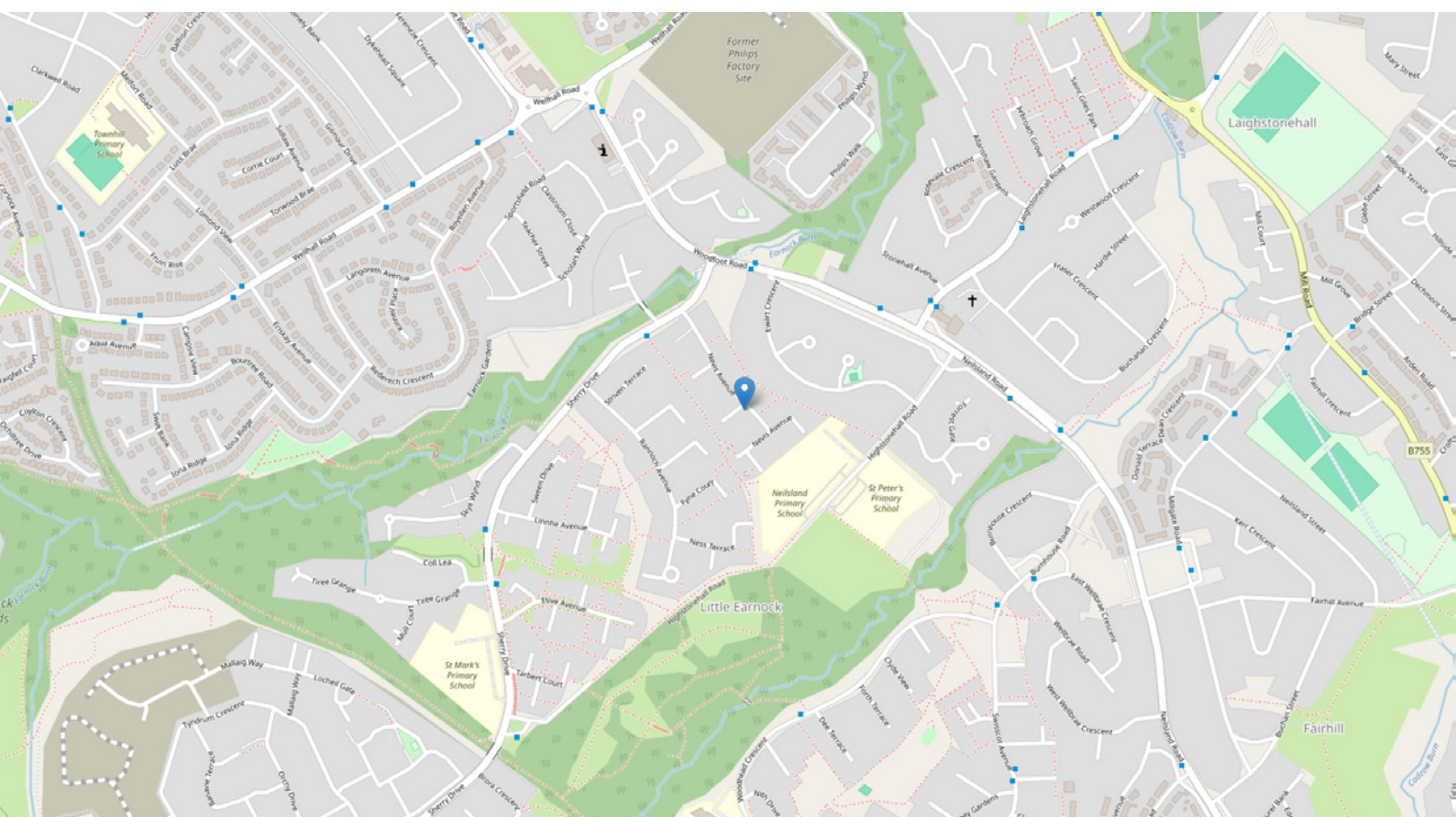


Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 3.20m (10'6")
Dining Room	4.25m (13'11") x 3.20m (10'6")
Kitchen	3.00m (9'10") x 2.70m (8'10")
WC	2.05m (6'9") x 1.15m (3'9")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Bedroom 1	4.20m (13'9") x 2.65m (8'8")
Bedroom 2	3.20m (10'6") x 3.15m (10'4")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bedroom 4	3.30m (10'10") x 2.75m (9')
Garage	5.00m (16'5") x 2.80m (9'2")

Gross internal floor area (m²): 120m²
EPC Rating: D



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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