

# GRINDSTONEFAULDS

BEECHFIELD, MEIKLE EARNOCK, HAMILTON, ML3 8RN



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





## THE LOCATION

The ever-popular area of Hamilton is going through a bit of a development boost at the moment as though many of the country's top builders and the area 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.







## GRINDSTONEFAULDS

McEwan Fraser Legal is delighted to present to the open market a very unique combination of residential dwelling combined with commercial storage yard and caravan storage along with a parcel of land located very close to Hamilton.

The current owner has been in situ for over 80 years and has enjoyed everything this unique combination has to offer and it has the capabilities to be further developed in a plethora of ways given its close proximity to a large new house building project and has to be viewed to be understood properly.

Tenure: Freehold

Services: Oil fired and solid fuel heating, water, and electric mains connected.









**“... COMMERCIAL STORAGE  
YARD AND CARAVAN  
STORAGE ALONG WITH A  
PARCEL OF LAND ...”**











  
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