

62 Mossdale Gardens

HAMILTON, ML3 8UY



*IMMACULATE THREE BED DETACHED VILLA WITH
POTENTIAL TO EXTEND*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to present to the market this sumptuously upgraded three bedroom detached villa in a quiet cul-de-sac in the sought-after area of Earnock in Hamilton. This quiet residential area is known to be family-friendly with a great community spirit. Situated on a generous plot this wonderful property is ripe for a full height extension as evidenced by others tastefully completed nearby, giving the new owners the chance to create a fantastic and very large family living space.

A small easily maintained garden to the front also has the driveway which can easily accommodate four cars. The UPVC glass panelled front door lets light flood into a generous hallway that is tastefully decorated in grey and white, a colour scheme which is prevalent throughout this recently refurbished home. New grey carpeting can also be found throughout.



The impressive lounge area is large and spacious with a large window to front letting lots of natural light flood this impressive area and is open plan to the dining room with a large window to the rear garden and a handy serving hatch from the kitchen being a lovely, and popular retro touch. The modern kitchen is generously adorned with plenty of black modern work-surface and grey flooring. Grey splash-back tiles are very contemporary and double aspect windows and glass door once again let in lots of light to the spacious part of the accommodation. New gloss white base and wall mounted units incorporate a brand-new built-in Zanussi electric oven, an electric hob and extractor. There is space to accommodate free-standing Fridge freezer, washing machine and dishwasher or tumble dryer.







The grey carpeted stairway leads to the upper accommodation where we find an immaculate, wet-room style bathroom. A very modern white suite and quality shower adorn this room with the floor-mounted drain. All 3 bedrooms on this level are bright and spacious with bedroom 2 boasting a built-in storage cupboard and bedroom 3 accommodating built-in sliding mirror wardrobe doors. The master is very spacious with a large window to the front of the property. The rear garden hosts the single car garage and a green house for those with green fingers and a very large patio area. The generous lawned area to the side has a wooden shed against the gable that would normally have the extension should that be desirable in the future.



Bedroom 1





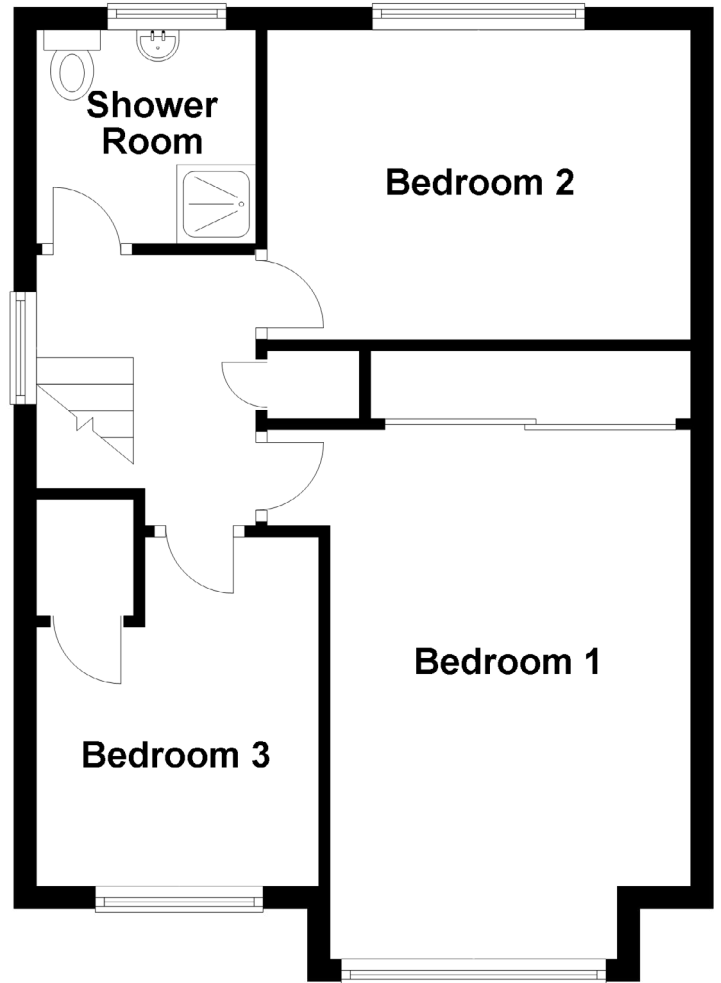
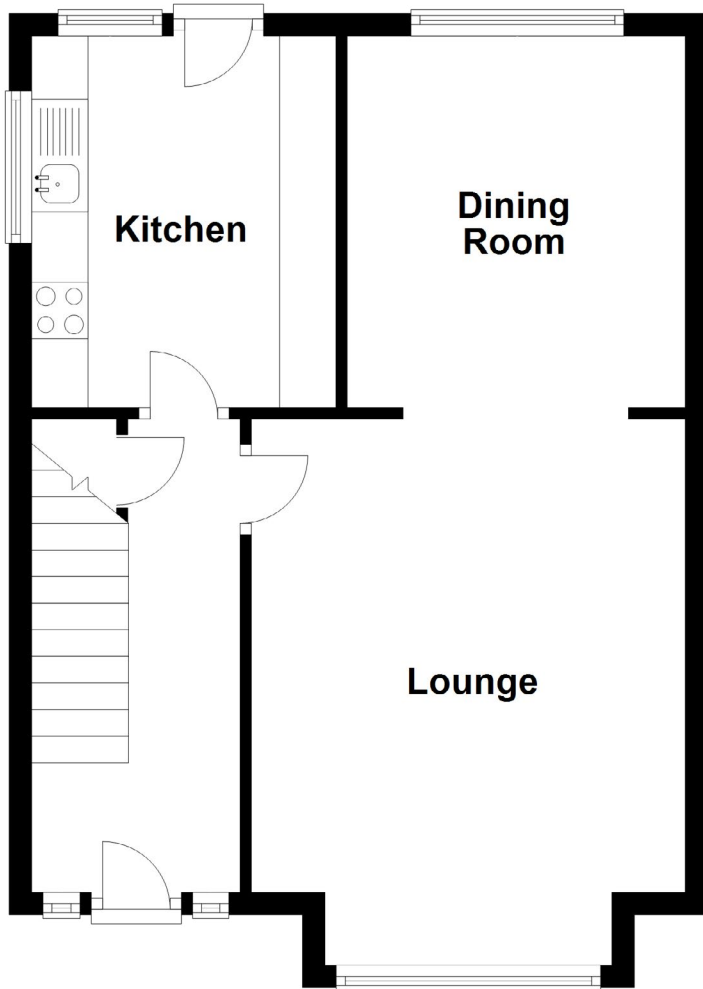
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.85m (15'11") x 3.85m (12'8")	Bedroom 3	3.10m (10'2") x 2.50m (8'3")
Kitchen	3.30m (10'10") x 2.70m (8'10")	Shower Room	1.95m (6'5") x 1.90m (6'3")
Dining Room	3.30m (10'10") x 3.00m (9'10")	Gross internal floor area (m ²): 92m ² EPC Rating: D	
Bedroom 1	4.70m (15'5") x 3.20m (10'6")		
Bedroom 2	3.75m (12'4") x 2.75m (9')		

The Garden

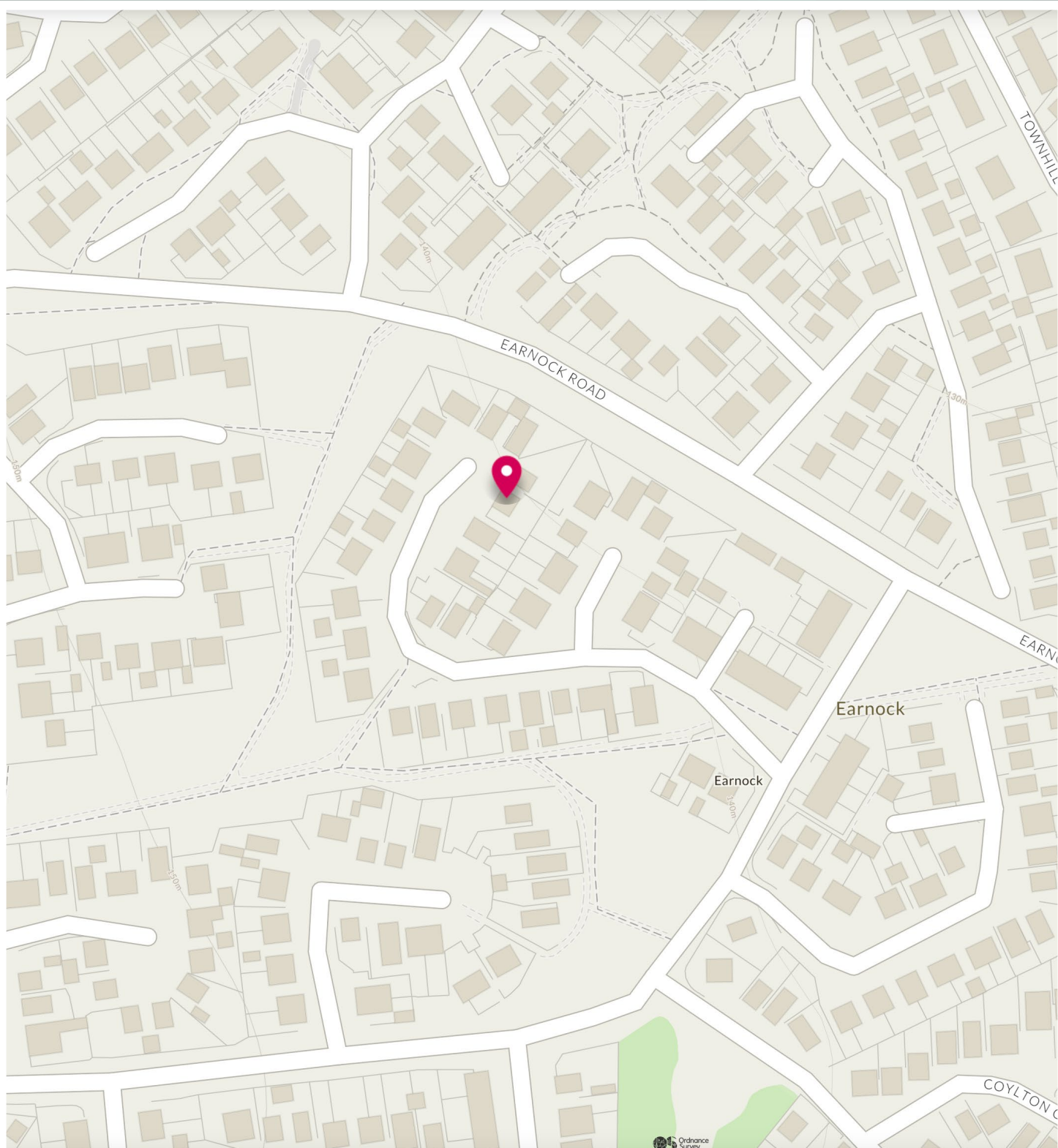




The ever-popular town of Hamilton boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Local amenities include a multiplex cinema, sports complex, Bowling Green, golf course, mausoleum, waterpark, Hamilton racecourse, 17th century museum, retail park with 24-hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital.

Hamilton also benefits from excellent schools at both primary and secondary educational level along with the prized Hamilton College situated within the town.

Ample bus and rail services provide easy access to surrounding areas and it's only 20 minutes to Glasgow Central train station. The M74 and M8 motorway links provided very easy access in and around the central belt of Scotland.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MARK WATSON
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.