

# 39 Hamilton Road

STRATHAVEN, SOUTH LANARKSHIRE, ML10 6JA



*Rarely available development opportunity, four-bedroom semi-detached bungalow, sought after location of Strathaven, conservatory & garage*



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We are delighted to introduce to the market an exciting development opportunity with this four-bedroom semi-detached family bungalow. This is a very rarely available property given it's a spacious bungalow and it's offered to the market as a complete makeover opportunity. The property offers tremendous flexibility for any family or Retiree's to enjoy, and the substantial space is sure to connect with those with a flair for interior design. The property is beautifully nestled in a sought-after area within the ever-popular village of Strathaven.

# THE LOUNGE



The accommodation consists of a welcoming entrance vestibule and generous hallway, giving the viewer a hint that the property has been built to an excellent size. The spacious lounge has all the hallmarks of a great room; great proportions, lots of natural light flooding in, and space that will cater for furniture in many configurations.

# THE KITCHEN & CONSERVATORY



The kitchen is currently fitted in a range of units, with a gas hob and oven, along with space for a washing machine and fridge freezer. The option exists (subject to planning approval) to take out the wall between the kitchen and fourth bedroom and open it out into a fantastic open-plan kitchen/diner. The conservatory offers space to relax in the sunshine.





The family bathroom currently has a three-piece suite with a shower over the bath. A new bathroom and kitchen would totally transform this property. There are four spacious bedrooms in this home, all with plenty of room for free-standing furniture.

The property benefits from double glazing and gas central heating.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



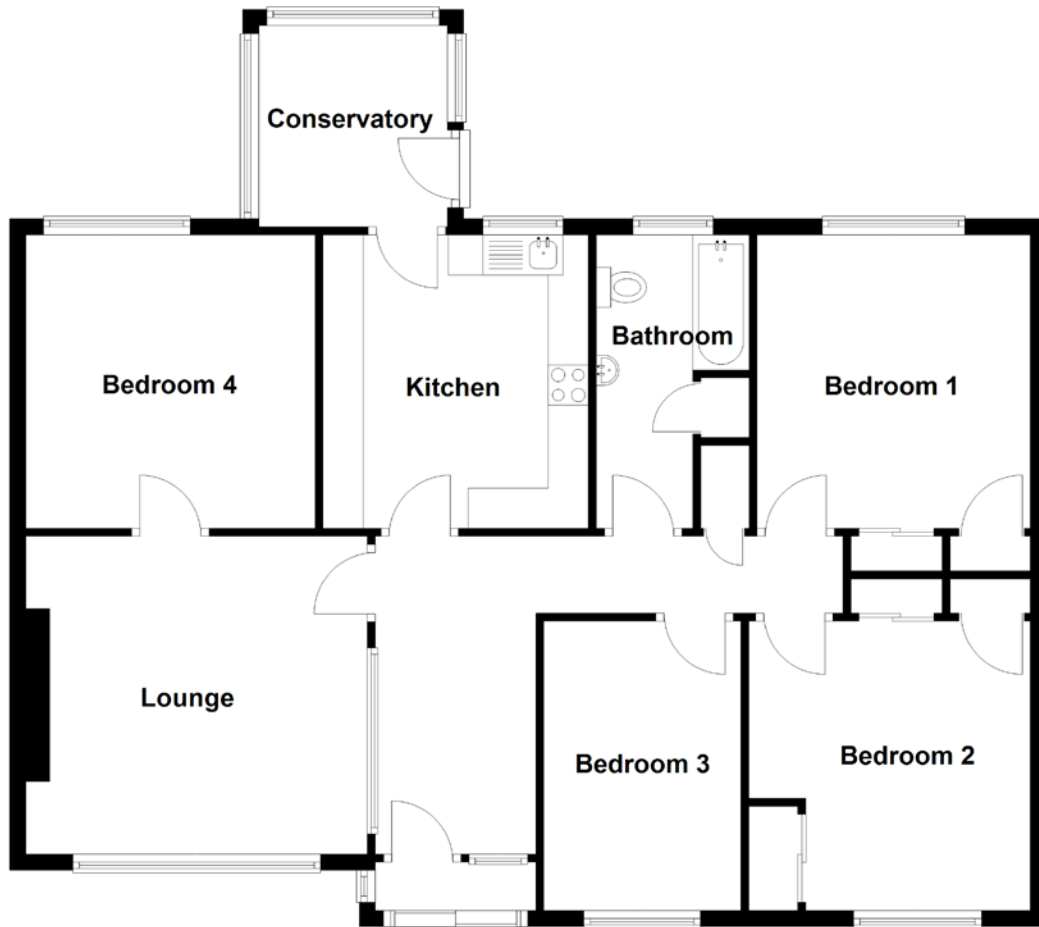


The gardens frame the property beautifully and the garage offers great space for anyone who likes to tinker with a hobby. The driveway offers off-road parking for at least two vehicles. This property is sure to be popular and we believe early viewing is a must for anyone seeking a spacious bungalow within a great area, with incredible potential.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

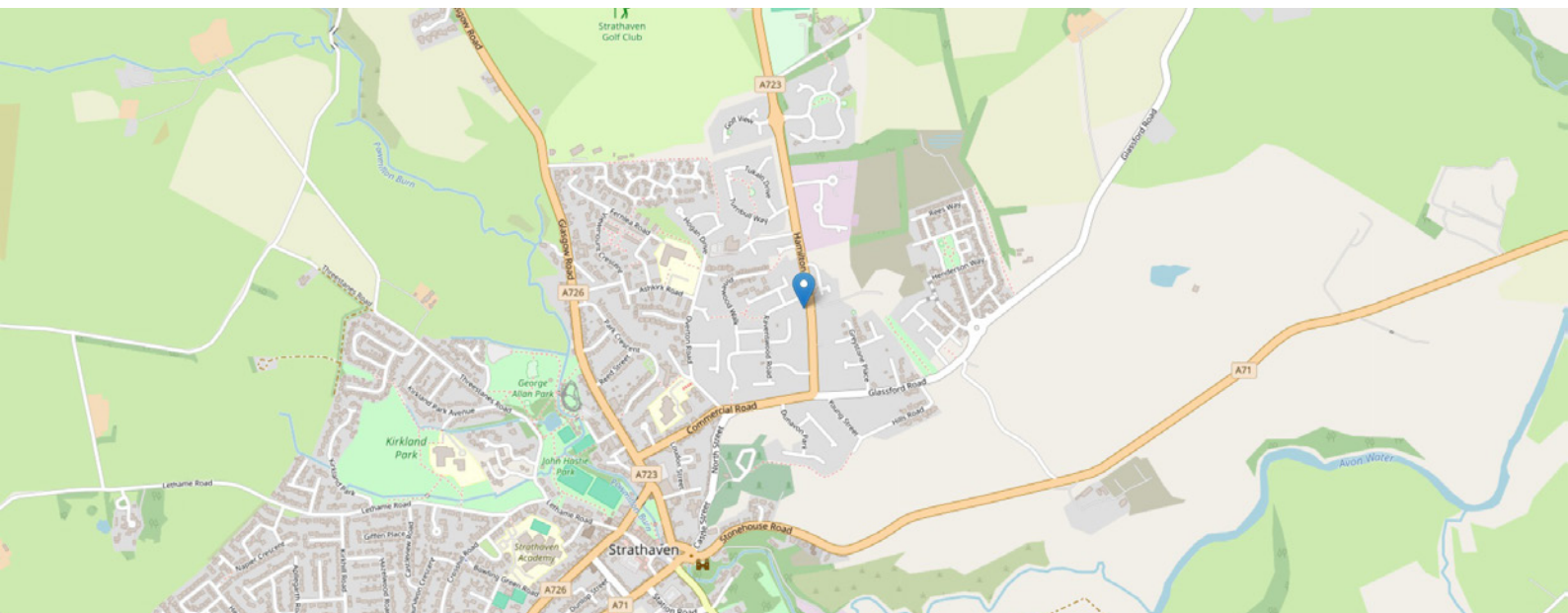


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.25m (13'11") x 3.95m (13')  
 Kitchen 3.65m (12') x 3.30m (10'10")  
 Conservatory 2.50m (8'3") x 2.35m (7'8")  
 Bedroom 1 3.65m (12') x 3.40m (11'2")

Bedroom 2 3.60m (11'10") x 3.50m (11'6")  
 Bedroom 3 3.60m (11'10") x 2.45m (8')  
 Bedroom 4 3.65m (12') x 3.60m (11'10")  
 Bathroom 3.65m (12') x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup>  
 EPC Rating: D



# THE LOCATION

Strathaven is a very popular town with a strong community and an extensive range of facilities including a number of specialist and boutique shops, excellent schools and a good selection of leisure and professional services.





The nearby towns of Hamilton and East Kilbride offer a further range of services while Glasgow provides a full range of retail, leisure and professional services. For outdoor enthusiasts, this area provides a wealth of activities, particularly equestrian pursuits, fishing, cycling and golf. Strathaven Golf Club is described as one of the finest parkland courses in the West of Scotland.

East Kilbride is approximately nine miles away and has a greater range of shops with one of Europe's largest indoor shopping centres, together with theatres, art galleries, museums, bars and many outstanding restaurants. There are also excellent sports and recreational facilities including Calderglen Park, Dollan Aqua Centre and the James Hamilton Heritage Park. Direct access to the main Scottish motorway network via the A71 leads to all major arterial routes throughout Scotland. Mainline train stations are in East Kilbride, Hamilton and Motherwell.



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