

**McEwan Fraser Legal**

Solicitors & Estate Agents

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4 Hardie Street

HAMILTON, SOUTH LANARKSHIRE, ML3 8LQ

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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 level 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.

We are delighted to bring to the market this excellent four bedroom, extended, semi-detached home set in a quiet cul-de-sac in a popular family-friendly street that is well known for its neighbourly spirit. This property makes a perfect family home, as it is presented in good condition.

The accommodation has a bright and very spacious lounge/diner which given its shape would suit a range of furniture configurations. The focal point of the room is the attractive ornate feature fireplace.

The kitchen/diner has been extended and is finished

in a lovely range of natural wood shaker style fitted units with an integrated electric hob and oven, with ample space for a freestanding fridge freezer and a dining table that looks out onto the private rear garden. The utility/cloakroom offers space for the washing machine and plenty of room for coats and storage etc.

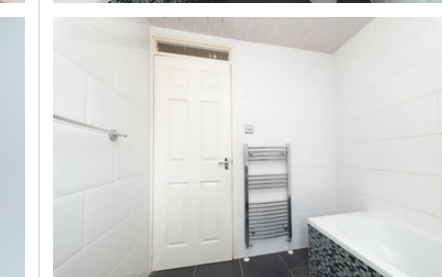
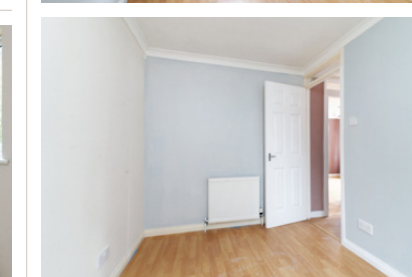
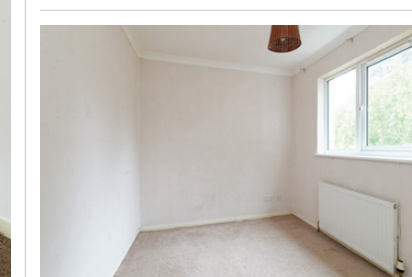
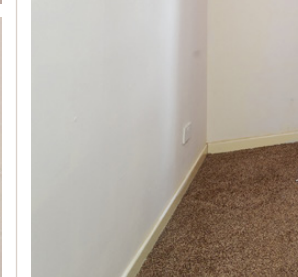
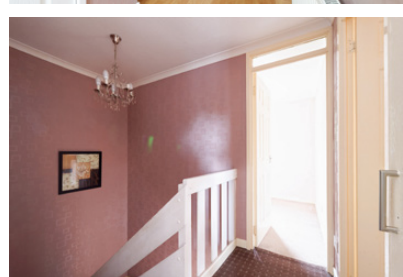
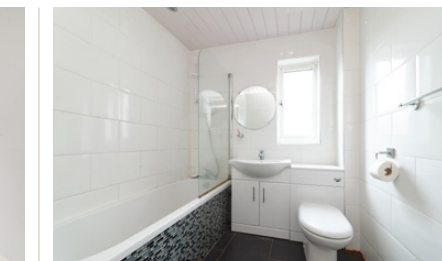
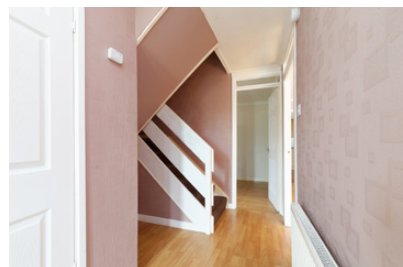
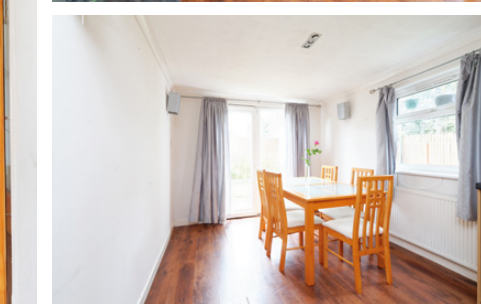
The tiled family bathroom is modern, bright and fresh, finished in a white suite with an electric shower over the bath. There are a total of four bedrooms in this lovely home, all with ample space for free-standing furniture. There are also ample cupboard spaces in the home to help keep everything in their place.

The garden space is secure making it ideal for children and pets, and on sunnier days the large deck offers a great place to relax and unwind. There is also a very handy cabin/shed for extra storage or ideal for anyone who likes to tinker with a hobby.

Off-street parking for two cars is available to the large mono-blocked driveway.

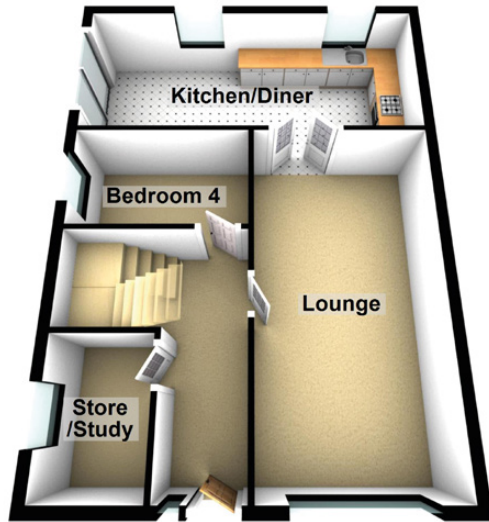
The property is also kept warm, comfortable and cosy via the double glazing and gas central heating.

This is simply a great home and it would make an ideal buy for any small family, first-time buyers or even a great investment property for a smart Buy-To-Let investor.



Specifications & Details

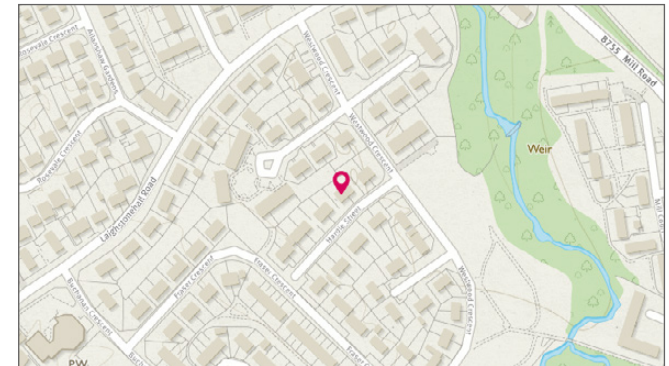
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.30m (20'8") x 3.20m (10'6")
Kitchen/Diner	5.90m (19'4") x 2.70m (8'10")
Store/Study	2.70m (8'10") x 1.70m (5'7")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.40m (7'10")
Bedroom 3	4.10m (13'5") x 2.10m (6'11")
Bedroom 4	3.20m (10'6") x 1.90m (6'3")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 95m² | EPC Rating: D




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Text and description
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CRAIG DEMPSTER
Photographer



Layout graphics and design
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Designer