

106 Hillside Crescent

HAMILTON, ML3 6TJ



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to welcome to the market this Semi-Detached Two Bedroom property with an added conservatory. This property has been beautifully renovated and is presented to the market in "walk-in" condition. Ideal for first-time buyers and small families.

The accommodation is accessed via a bright and welcoming porch. Entering the main accommodation the large lounge is a shape that would suit a range of different furniture configurations. The room is bright given the natural light from the large picture window and has a really cosy feel to it with a feature fire place.

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The kitchen is finished in a range of striking red wooden fitted units with an integrated gas hob and electric oven, with ample space for a free-standing fridge freezer and washing machine. There is space for a breakfast table/bar that leads out into the conservatory.





The conservatory is the real jewel in the crown and offers a stunning relaxation space with views into the beautiful garden. This room could also be used as a home office or studio.



Moving upstairs, there are two double bedrooms, both very generous in size that would suit a range of furniture configurations. They also both have integrated wardrobes ensuring the rooms are always kept clutter free.

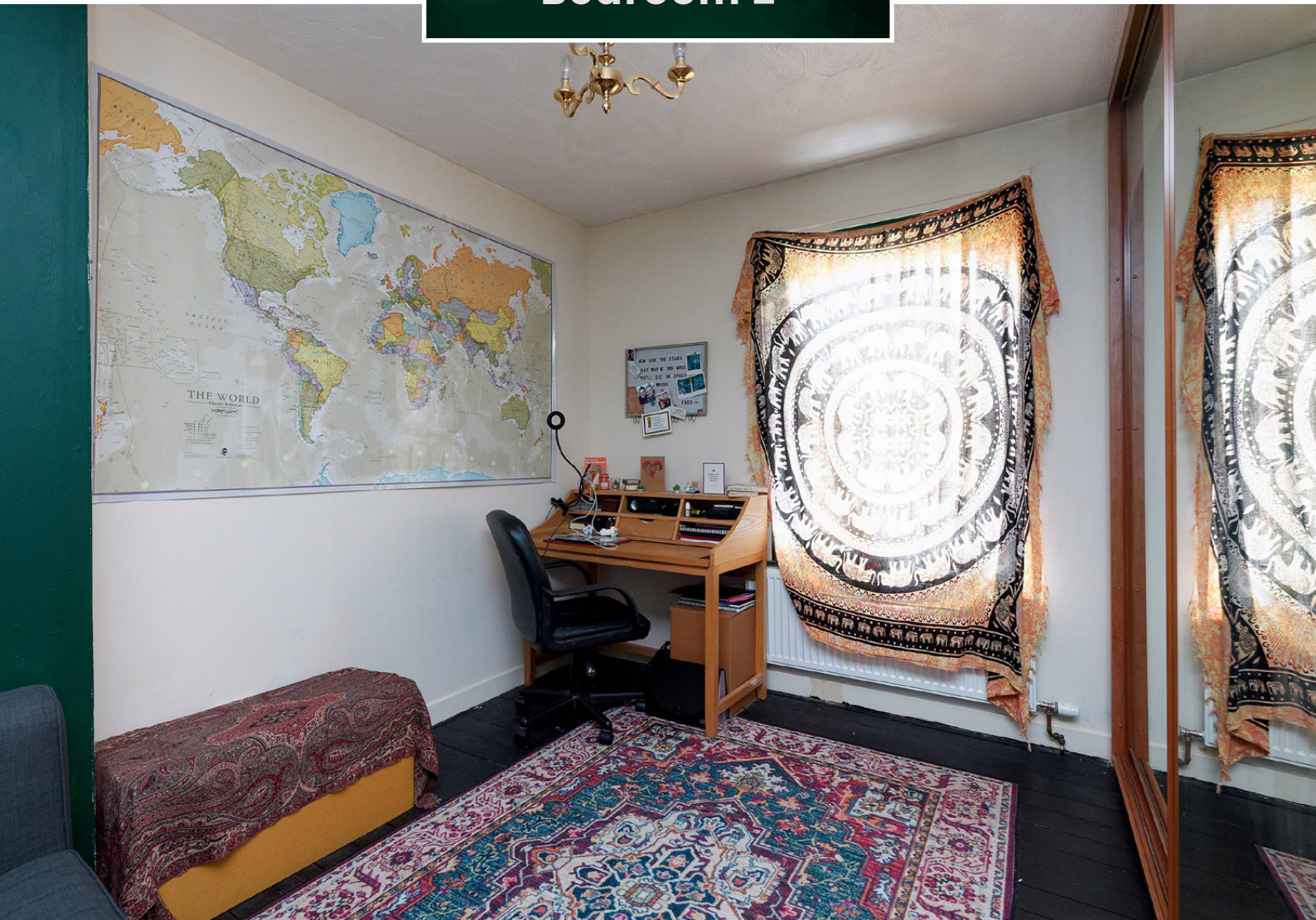
The wet-room is finished in easy-clean tiles and has an electric shower providing a constant supply of piping hot water for refreshing showers after a long day.

There is also a floored attic providing an abundance of extra storage.

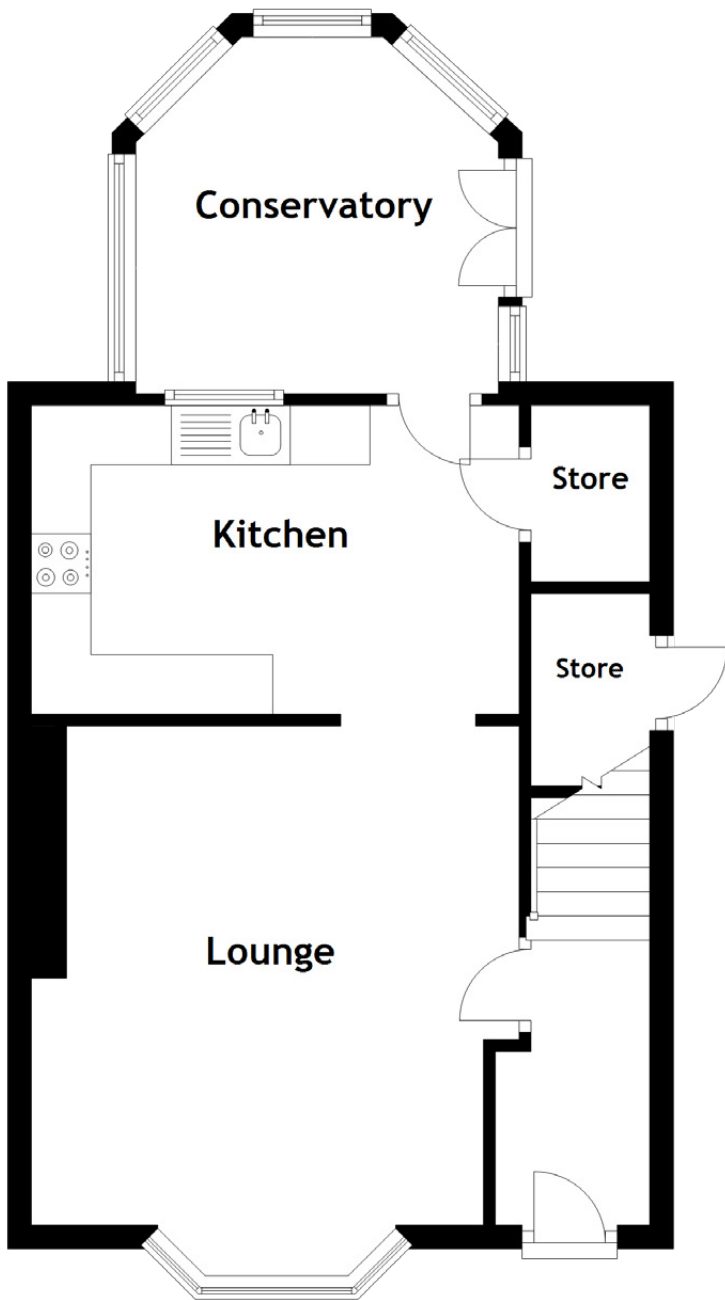




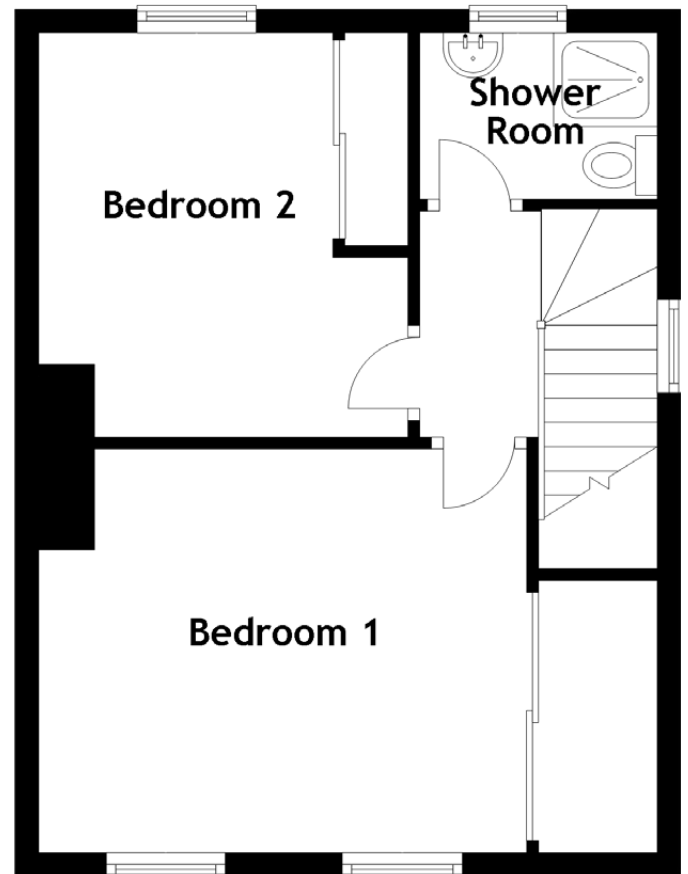
Bedroom 2



Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen	4.10m (13'5") x 2.60m (8'6")
Conservatory	3.05m (10') x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")

Shower Room	2.00m (6'7") x 1.40m (4'7")
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Gross internal floor area (m²): 82m²

EPC Rating: D

Buyer's Premium Value: £2995

The garden space is secure making it ideal for children and pets, it contains fruit trees, herb planters and on sunnier days it offers a great place to relax and unwind. There is also a very handy garage for extra storage or ideal for anyone who likes to tinker with a hobby. Off-street parking for two cars is provided on the driveway to the side aspect of the property. The property is kept warm and comfortable via double glazing and gas central heating.

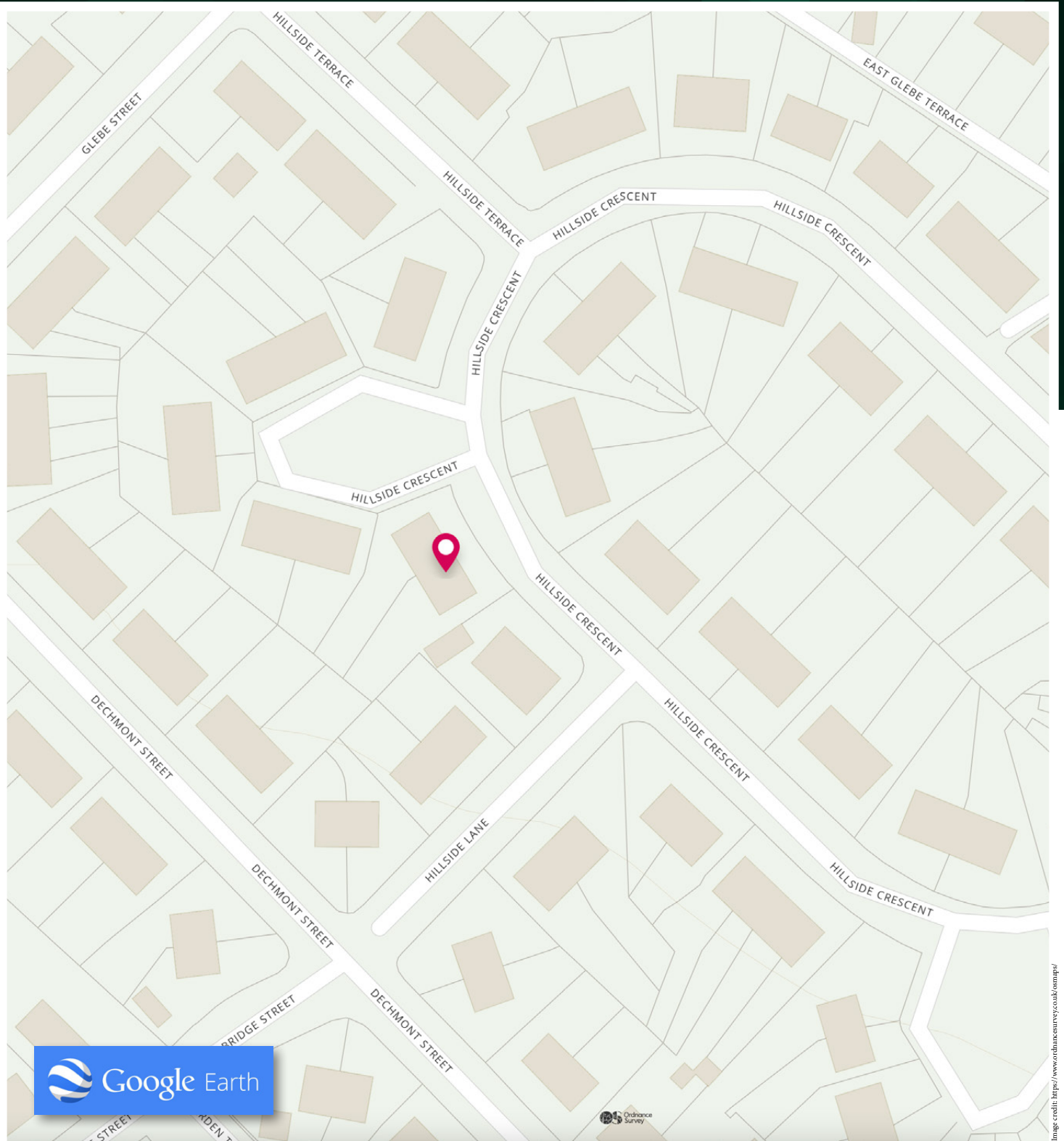
This is simply a great home, it would make an ideal buy for any family, first-time buyers, or even a great investment property for a smart Buy-To-Let investor. Early viewing is a must.





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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