

# 16 Mournian Way

HAMILTON, SOUTH LANARKSHIRE, ML3 6RS



*IMMACULATE TWO BED MID-TERRACE PERFECT  
FOR FIRST-TIME BUYERS*



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We are delighted to bring to the market this fantastic two-bed mid-terrace, set in a popular family-friendly street that's known for its neighbourly spirit. The quiet cul-de-sac location ensures a real community atmosphere is present for all residents to enjoy, the close-knit community ensures security is also guaranteed and the atmosphere is relaxed and friendly. This delightful and charming property makes a perfect place to come home to and it's presented in absolute walk-in condition.

The lovely upgraded accommodation comprises a welcoming Porch area leading to a bright and spacious lounge/diner, given its shape the free-flowing space would suit a range of furniture configurations. The cool and contemporary large format floor tiles grace the ground floor and bathroom and are a real delight, they set a stylish tone for this modern minimalist and highly relaxing home. The design of the space affords plenty of room for a dining table. The patio doors help to flood the room with natural light and lead out perfectly to a fantastic private back garden entertainment and dining area. The gloss white kitchen looks super clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an electric oven and hob, free-standing fridge freezer and washing machine (the tumble dryer is cleverly located in the utility cupboard) It's a well-equipped space for any chef to serve up a marvellous meal. The breakfast bar is perfect for busy school and work mornings when time is at a premium or it just makes a great place to enjoy a coffee and some 'Me' time.

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# the kitchen









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The tiled family bathroom is a real touch of luxury, bright and fresh and finished in a modern white suite with an electric shower over the bath. There's always an instant supply of hot water for long refreshing showers. There are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture, and both with built-in mirrored wardrobes that help to keep the rooms clutter-free and bounce the natural light around. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.

The home is kept warm, comfortable and cosy via double glazing and electric heating. The gardens are both low maintenance and very well kept, with the stunning rear garden entertainment space offering fantastic facilities for the hot tub and al-fresco dining with friends and family. On sunnier days it offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day.

Residents Parking is on-street to the front aspect. This great home would make an ideal buy for first-time buyers, young couples, retiree's, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking an utterly unique property, presented in walk-in condition, with loads of charm and appeal.

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**the bathroom**







**bedroom 1**



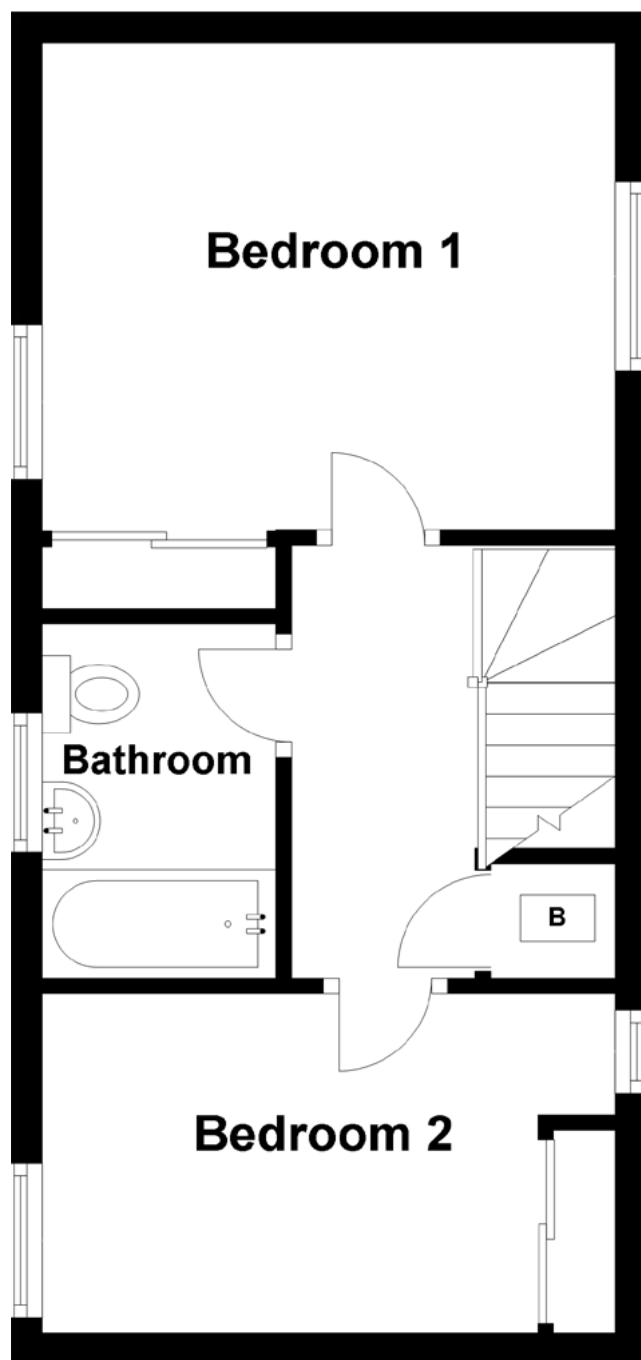
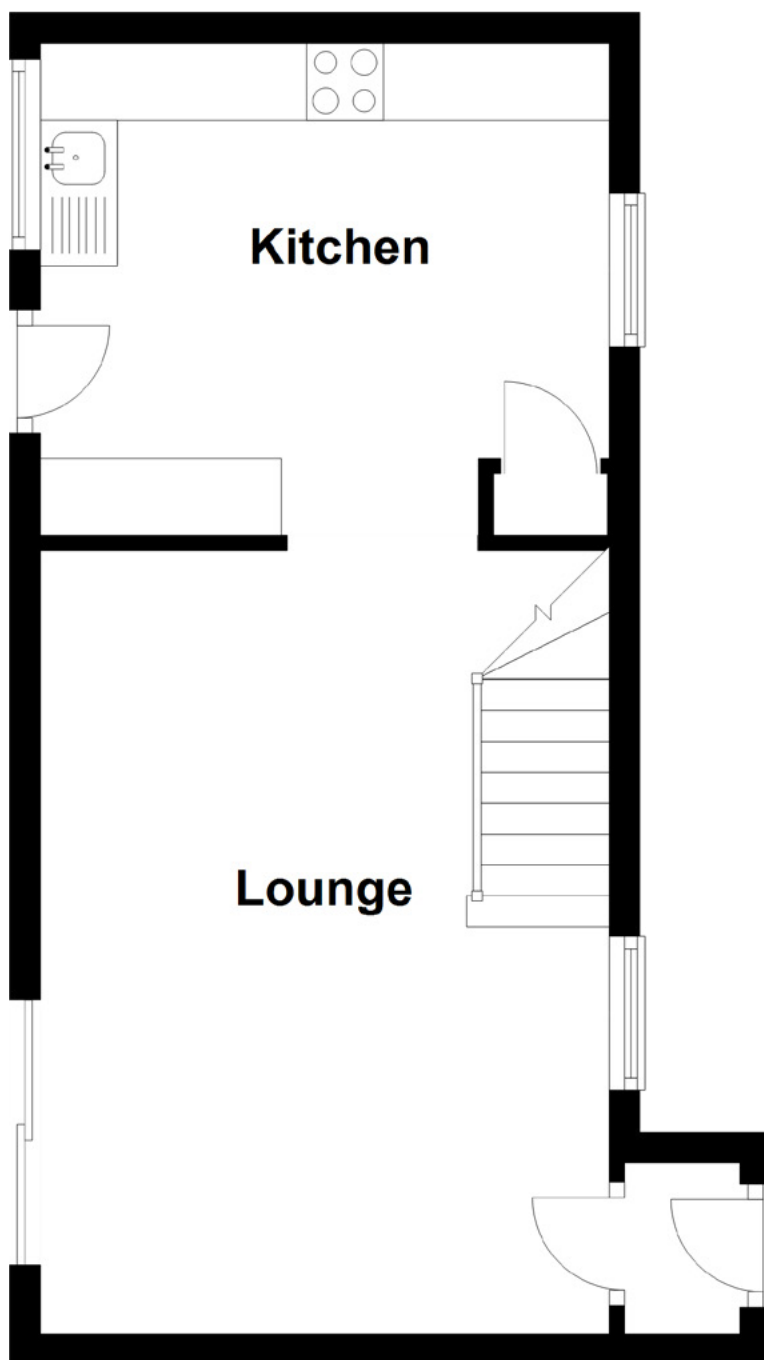




**bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 3.20m (10'6")
Bedroom 1	3.70m (12'2") x 2.77m (9'1")
Bedroom 2	3.79m (12'5") x 2.72m (8'11")
Bathroom	2.20m (7'3") x 1.72m (5'8")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>

EPC Rating: E









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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 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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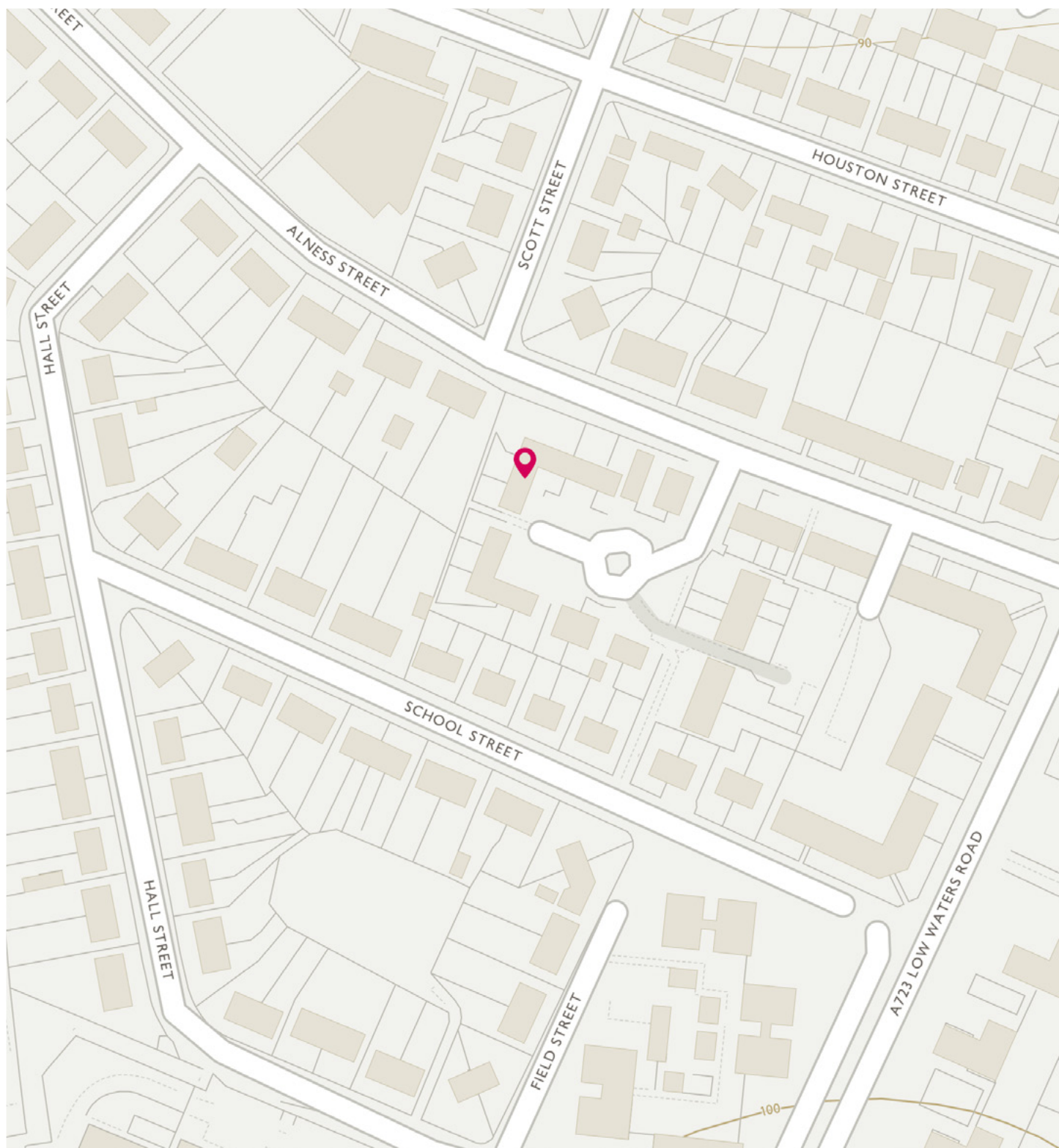


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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