



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**55 Skye Wynd**

HAMILTON, SOUTH LANARKSHIRE, ML3 8BF



# Hamilton

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, 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 educational 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.





# 55 Skye Wynd

We are delighted to offer for sale this well presented the bedroom semi detached home occupying a preferred position within this modern development. This ideal first time home is presented to the market with neutral stylish decor which is complemented by a mixture of quality flooring and carpets.

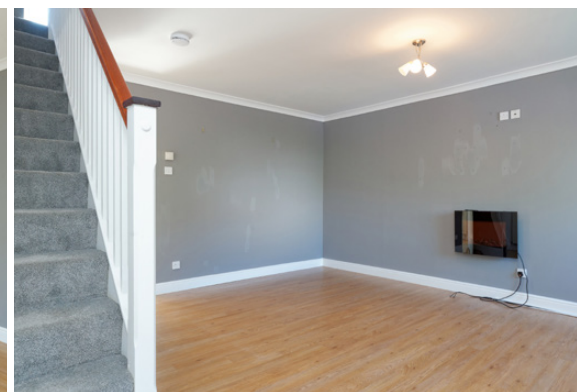
Internally, the accommodation extends to a welcoming entrance hall with WC, a bright and airy lounge, with modern fire. The fully fitted kitchen/diner with a selection of contemporary wall and base units is sure to appeal, with the addition of an oven, gas hob, extractor and washing machine to remain. The dining area has plenty of room for a table and four chairs. With French doors opening onto the rear garden, this zone would be perfect for chilling out or entertaining.

Upstairs, there are three good sized bedrooms, two of which a doubles and the third a large single. The rooms would all allow for a range of furniture configurations and two have built-in storage.

The family bathroom suite can be accessed off the upper landing and comprises a contemporary suite with a shower over the jacuzzi bath. The bathroom is really modern and boasts an extensive vanity space with storage.

Further features include gas central heating and double glazing with tilt and turn windows for additional comfort, a fully floored loft with wooden ladder. The property has an alarm system and mains wired smoke alarms. There is a driveway to the front of the property provides off road parking for two vehicles.

The fully enclosed rear garden is a sheer delight and is private to the rear as the property backs onto meadow with walkway.







# Specifications

Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	4.80m (15'9") x 4.50m (14'9")
Kitchen	4.50m (14'9") x 2.80m (9'2")
WC	2.60m (8'6") x 0.90m (2'11")

## First Floor

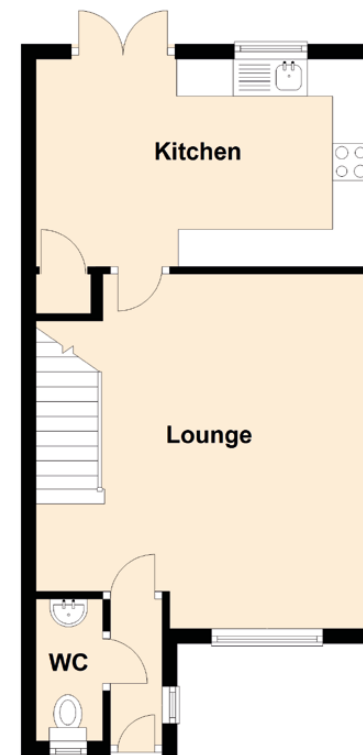
Bedroom 1	3.40m (11'2") x 2.60m (8'6")
Bedroom 2	2.51m (8'3") x 1.90m (6'3")
Bedroom 3	3.50m (11'6") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

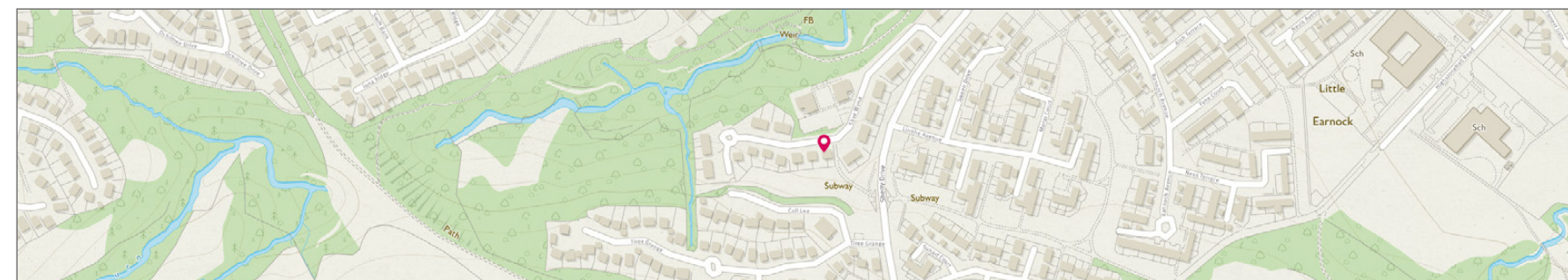
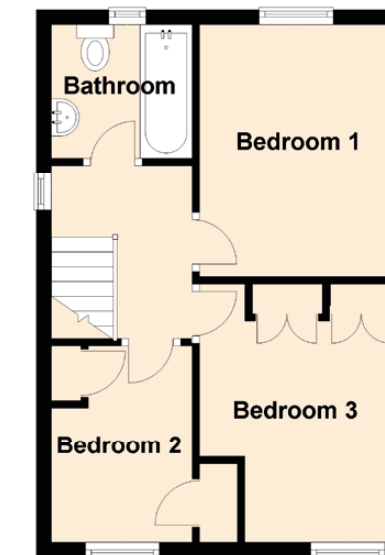
EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, oven, hob, extractor, integrated Fridge Freezer, washing machine, garden shed, hard-wired smoke alarms.

Ground Floor



First Floor








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