



26 COPPERWOOD CRESCENT HAMILTON

Copperwood Court is conveniently placed for gaining quick access to a broad spectrum of amenities in Hamilton's town centre.

The town centre offers excellent shopping facilities and retail parks with many well known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. Hamilton has a wide variety of pubs, restaurants, bistros and, for those commuting by public transport, there are regular bus and trains to the surrounding towns and cities, including Glasgow and Edinburgh.

For those commuting by car, there's the convenience of the M74 motorway with access both north and southbound and access to the East Kilbride Expressway and M8 motorway. Hamilton West Rail Station is just a few minutes walk from the subject property and the development is also well-positioned for gaining fast access to all the transport links and within the locale, there are a small collection of convenience shops and petrol station.



McEwan Fraser Legal are delighted to welcome to the market this Two Bedroom mid-terraced property to the market. This property has been beautifully renovated and is presented to the market in pristine condition. Ideal for first-time buyers and small families.

On the ground level, this property has modern fully fitted kitchen to the front with white high gloss floor, and wall units providing ample storage and contrasting matt worktops with electric oven, gas hob and a wine rack complete this space. Adjacent there is a large storage cupboard and WC for your convenience, underfoot within the hall and kitchen is a light grey matt tile. Through to the bright and spacious lounge boasting patio doors out to the manicured gardens. The lounge itself is spacious and would comfortably take a range of furniture configurations. Under the open plan stairs would be a great space for a dining nook or office space. A huge benefit of this fully renovated property is that the current owner has laid brand new carpets. Upstairs there are two double bedrooms, which are generous in their size with new plush carpet. The room to the front of the property had triple mirrored wardrobe and the rear has storage also. A stunning and brand new bathroom which has been impeccably designed makes the most of the space and includes a crisp white three piece suite with a tower rainfall shower, set against beautiful grey tile.

Externally this property has a manicured, south-facing garden with low maintenance astro-grass and decked area to the rear. There is no building behind this property, meaning total privacy for those summer evenings spent with the BBQ. To the front there is an external storage cupboard and allocated parking spaces right at the door.

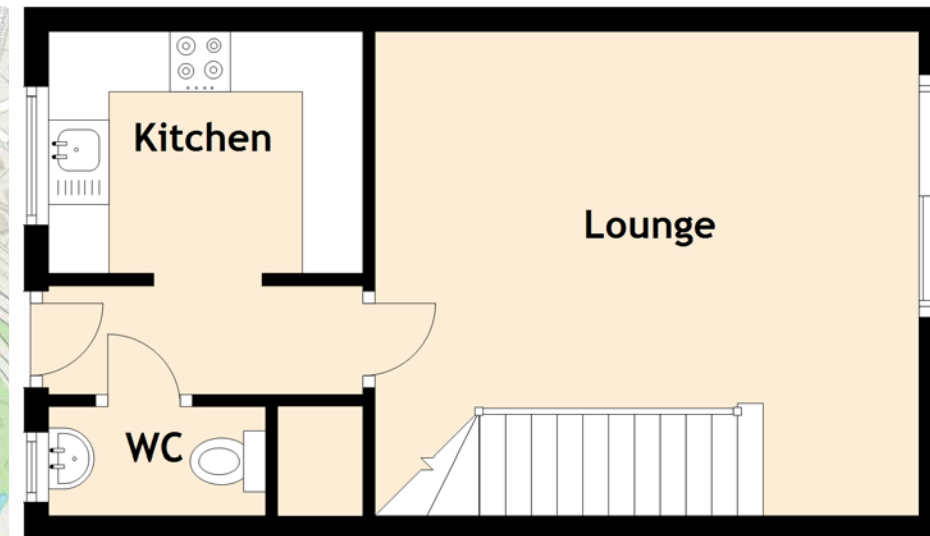
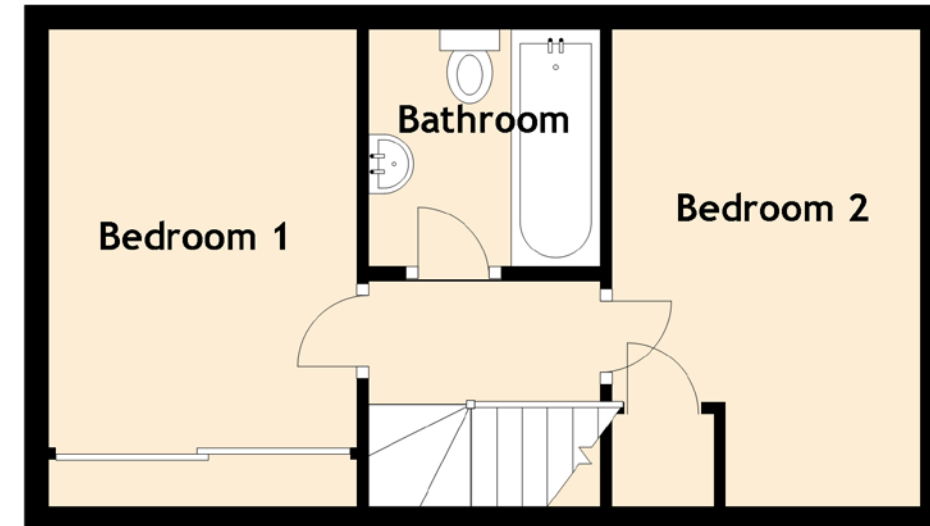
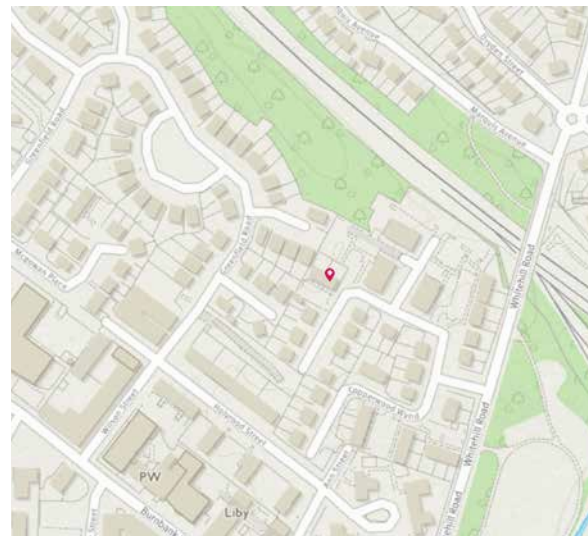




Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	2.60m (8'6") x 2.00m (6'7")
Bedroom 1	3.40m (11'2") x 2.60m (8'6")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.95m (6'5")

Gross internal floor area (m²): 56m²
EPC Rating: C





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