




McEwan Fraser Legal
Solicitors & Estate Agents
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23 Fereneze Crescent

HAMILTON, SOUTH LANARKSHIRE, ML3 9TP



Hamilton

SOUTH LANARKSHIRE, ML3 9TP

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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We are delighted to bring to the market this excellent three bedroom semi-detached home, set in a popular family-friendly street. The property is presented in walk-in condition and would make an ideal home for any couple or family to enjoy.

The accommodation consists of a bright and spacious lounge with a feature fireplace containing a gas fire. Given its shape, the room would suit a range of furniture configurations.

The bright and fresh kitchen makes a fantastic hub for the family around mealtimes. It is perfect for the home, finished in a good range of white wood units, with an integrated gas hob and oven, and space for a freestanding washing machine and an integrated fridge freezer.

The dining room offers flexible space for dining on more formal occasions or it could easily be opened up into a larger style open

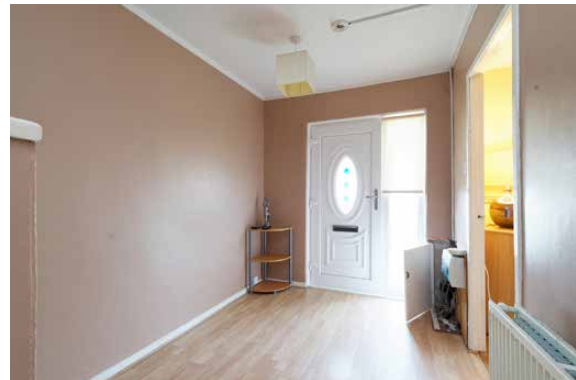
plan kitchen/diner or as a fourth bedroom/family room if required.

The tiled family bathroom contains a corner bath with an electric shower and screen over the bath.

There are three good sized bedrooms in this home, all with ample space for free-standing furniture and built-in wardrobes. There are also ample cupboard spaces in the home to help keep everything in its place. The property is kept warm and comfortable via double glazing and gas central heating.

The garden space to the rear is a great size making it ideal for children and pets, and on sunnier days offers a great place to relax with the family.

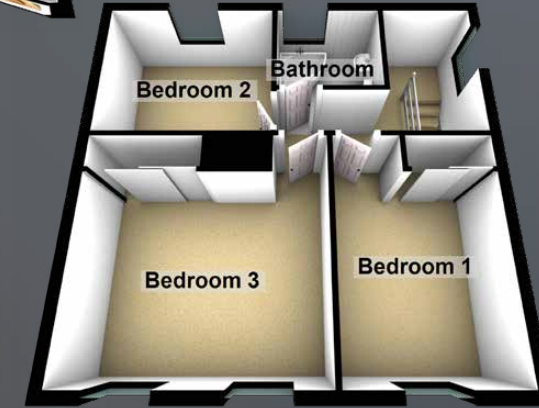
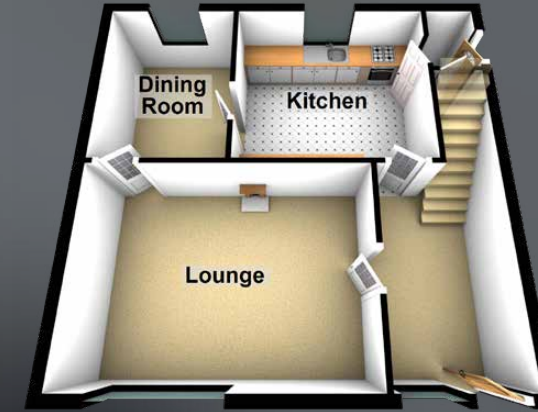
This is simply a great home and it would make an ideal buy for any first-time buyers, small family or even a great investment property for a smart Buy-To-Let investor. Early viewing advised.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.60m (11'10")
Dining Room	3.20m (10'6") x 2.40m (7'10")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")
Bedroom 3	4.20m (13'9") x 3.90m (12'10")
Bathroom	2.00m (6'7") x 1.75m (5'9")

Gross internal floor area (m²): 94m² | EPC Rating: D

Extras (Included in the sale): Freestanding appliances are available by separate negotiation.

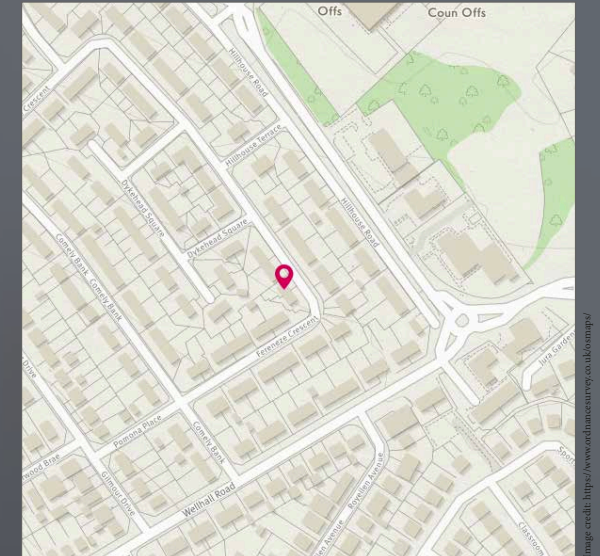


Image credit: <https://www.wordandimage.co.uk/maps/>



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Text and description
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Surveyor



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