

# Eddlewood Bowling Club

MEIKLE EARNOCK ROAD, HAMILTON, ML3 8AG



*Excellent opportunity to acquire a former bowling green, offering significant potential for a variety of alternative uses, subject to the appropriate planning consents*



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McEwan Fraser Legal is delighted to present this excellent opportunity to acquire a former bowling green, offering significant potential for a variety of alternative uses, subject to the appropriate planning consents.

# THE GREEN



The site comprises a well-maintained former bowling green along with access rights, making it suitable for a range of potential uses, including residential development, leisure facilities, community use, sports facilities, garden centre, hospitality, or other commercial or mixed-use development (subject to planning permission and consents).

The property benefits from a peaceful setting while remaining accessible to local amenities and transport links, making it an attractive proposition for developers, investors, community organisations, or businesses seeking land with flexible potential.

This is a rare opportunity to acquire a versatile site with multiple future use possibilities in a desirable location. Interested parties are advised to make their own enquiries with the local planning authority regarding potential uses and required consents.



**Key Features:**

- Former Bowling Green
- Development potential (subject to planning)
- Suitable for a variety of uses
- Accessible location
- Rare opportunity for investors or developers



# THE LOCATION

Hamilton is a popular and well-established town in South Lanarkshire, offering an excellent range of amenities, schooling, and transport links. The property is located within the ML3 postcode, one of Hamilton's most desirable and established residential areas, known for its convenient access to the town centre and local facilities. Hamilton town centre provides a wide selection of retail, supermarkets, cafes, restaurants, and leisure facilities, including Hamilton Retail Park and the Regent Shopping Centre. The area also benefits from several well-regarded primary and secondary schools, making it popular with families.





For commuters, Hamilton offers excellent transport links with regular rail services from both Hamilton Central and Hamilton West stations, providing direct access to Glasgow and the surrounding areas. The M74 motorway is also easily accessible, offering convenient road links throughout the Central Belt. The area also benefits from a number of parks and recreational facilities, including Strathclyde Country Park, Hamilton Park Racecourse, and several golf courses, providing excellent outdoor and leisure opportunities.

Overall, the location combines the convenience of town centre living with excellent transport links and local amenities, making it a highly desirable area for a wide range of buyers.



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