




McEwan Fraser Legal
Solicitors & Estate Agents
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21 Galloway Avenue
HAMILTON, SOUTH LANARKSHIRE, ML3 7UR



THE LOCATION

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, water park, Hamilton Racecourse, 17th-century museum, retail park with 24-hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital. Hamilton 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's only approximately 20 minutes to Glasgow central train station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.



THE PROPERTY

21 Galloway Avenue

McEwan Fraser is delighted to give a discerning buyer the opportunity to acquire this fantastic three or four bedroom detached house. Internally, the property has been extended and finished to the highest of standards with particular attention having been to providing unrivalled living space for a property of this type. Internal viewing is highly recommended.

The property sits on a generous plot with private front and rear gardens alongside a two car driveway. Entering through the front door, a handy vestibule give a space to kick off muddy shoes before entering into the main lounge. Bright, neutrally decorated and inviting, the lounge boasts ample floor space for a large suite and makes for a perfect entertaining space. Double doors from the lounge open into the dining kitchen which runs the full width of the rear of the property. Finished with a range of modern base and wall mounted units, the kitchen offers excellent prep and storage space alongside a six or eight-seat dining table. The kitchen includes a gas hob, two ovens, dishwasher and has been formed around an American style fridge freezer. The kitchen also leads into a utility room which takes care of the laundry. The utility room then gives access to an additional ground floor room which was initially the integral garage. This now gives an additional public room or fourth bedroom which includes a contemporary shower room finished with full contemporary tiling. The living space is completed by a substantial conservatory that is accessed from the kitchen and overlooks the rear garden.





Climbing the stairs there are three generous bedroom, master bathroom and access to a large loft for additional storage. The master bedroom overlooks the rear garden and comes complete with integrated wardrobe, plenty of floor space and an en-suite shower room. There are two further double bedroom with the second bedroom also including an integrated wardrobe. The internal accommodation is completed by the master bathroom which includes full tiling and a deep jacuzzi bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

This is a fantastic house and not to be missed.



SPECIFICATIONS

Dimensions, Floor Plan & Location

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.10m (20') x 3.00m (9'10")
Lounge	5.10m (16'9") x 3.30m (10'10")
Family Room	4.70m (15'5") x 2.50m (8'2")
Conservatory	3.40m (11'2") x 3.40m (11'2")
Utility	2.60m (8'6") x 2.10m (6'11")
Shower Room	1.40m (4'7") x 1.40m (4'7")
Bedroom 1	3.50m (11'6") x 2.00m (6'7")
En-suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.60m (5'3")

Gross internal floor area (m²): 116m²

EPC Rating: C



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