




McEwan Fraser Legal

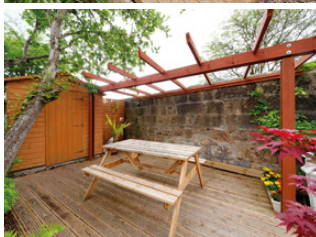
Solicitors & Estate Agents

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84A Union Street

HAMILTON, SOUTH LANARKSHIRE, ML3 6NQ

84A UNION STREET



“... Beautifully Presented Upper Conversion in this Handsome Sandstone Villa...”

The sought after 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, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital. Hamilton benefits from both primary and secondary educational facilities along with Hamilton College situated in the town. Ample bus and rail services provide access to surrounding Lanarkshire areas, with motorway links providing access in and around the central belt.

We are delighted to bring to the market this fantastic three bedroom upper conversion which forms the upper floor of what was a handsome sandstone villa built circa 1890. The property has been meticulously designed to

create a spacious, low-maintenance property that oozes versatile living and makes the most of the natural light.

In more detail the property consists of a hallway entered via a rear door on the ground floor which has a large storage cupboard. The downstairs hallway provides access to a useful study with storage. The stair leads to the upper conversion which consists of a large reception hall with a large storage cupboard, a bright and airy formal lounge, which has a range of furniture configurations, with a bay window to the front aspect flooding the room with natural light. This room also boasts a feature fire and surround as its focal point, giving a cosy feel.

The fitted kitchen has a range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. This

room also has space for a table and chairs.

The property offers three well-proportioned bedrooms, all of which have a range of furniture configurations and space for additional free-standing furniture, if required. There is also an impressive four piece family bathroom suite. The attic has been floored and lined and has been fitted with a large Velux window. Double glazing and gas central heating are installed and provide a warm, yet cost effective way of living all year round.

There is a shared drive to the side which leads to a garage which incorporates a fixed workbench. The enclosed rear gardens are a credit to the current owners, with a wide range of shrubs and trees which are well established. The garden grounds would make for an ideal space to spend time relaxing in the summer months.





Approximate Dimensions
(Taken from the widest point)

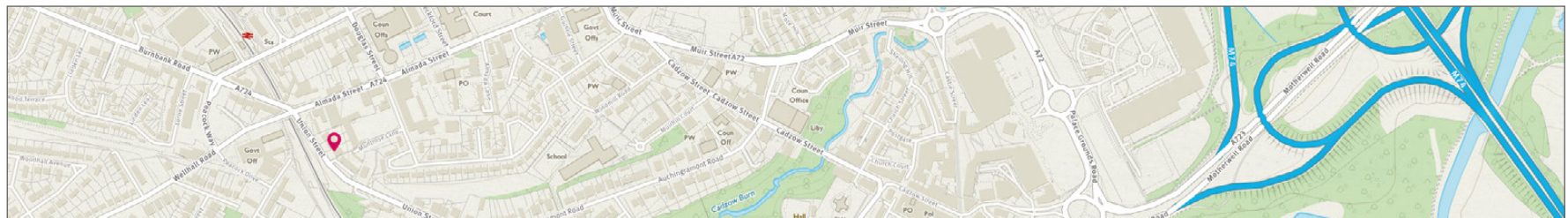
Lounge	5.30m (17'5") x 4.10m (13'5")
Kitchen	4.00m (13'1") x 3.40m (11'2")
Bedroom 1	4.00m (13'1") x 4.00m (13'1")
Bedroom 2	4.10m (13'5") x 3.80m (12'6")
Bedroom 3	3.00m (9'10") x 2.00m (6'7")
Bathroom	2.60m (8'6") x 2.00m (6'7")
Study	3.90m (12'10") x 2.10m (6'11")
Attic Space	6.60m (21'8") x 3.30m (10'10")

Gross internal floor area (m²) - 132m²

EPC Rating - E

Extras
(Included in the sale)

All floor coverings and integrated appliances.



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Part
Exchange
Available

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Text and description
SCOTT YULE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer