




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

1 Woodhead Crescent

HAMILTON, SOUTH LANARKSHIRE, ML3 8TA

A SEMI-DETACHED TWO BEDROOM VILLA FINISHED TO A HIGH STANDARD.

The sought after town of Hamilton boasts a broad 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 offer for sale this two bedroom, semi-detached villa presented to the market in walk-in condition. A strong emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.



LEISURE
FACILITIES



TRAIN LINKS



LOCAL
AMENITIES



BUS LINKS

Hamilton Golf Club - Hammliton Mausoleum





In more detail, the accommodation comprises of a welcoming hallway with large storage cupboard which is being used by the current owners as a utility room. The hall also gives access to all downstairs accommodation, which includes the immediately impressive formal and bright lounge, which has a range of furniture configurations, with feature window overlooking the front garden. A separate kitchen/diner has ample space for a table and four chairs for more formal dining with friends and family; it also has a large window which gives views of the private rear garden, which is a stunning spot to spend a summer's evening entertaining. The kitchen has been well fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven and hob.

The upper level comprises of two, well-proportioned bedrooms, the master featuring a fitted wardrobe and the second has a large cupboard, and both have ample space for additional free standing furniture if required. A three-piece shower room can also be found on this level and completes the accommodation internally.

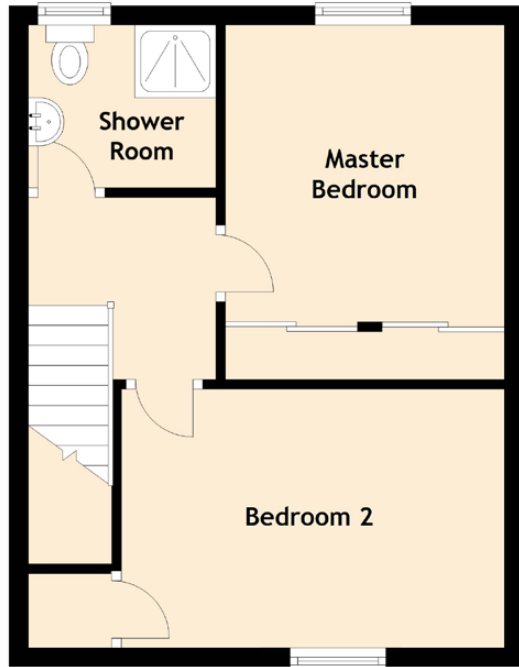
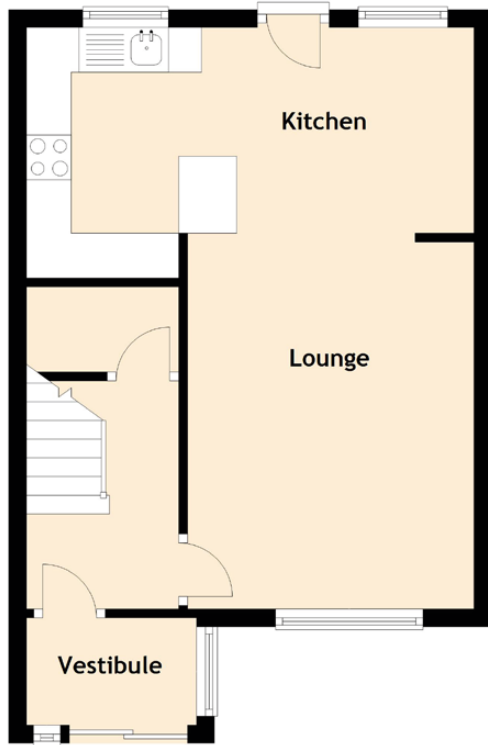
The high specifications of this family home also include both double glazing and Dimplex Dual heating to radiators, for additional peace of mind and comfort.

There is a well-tended rear garden, which is low maintenance, fully enclosed and has a large storage shed. To the front of the property, there is a grassed area with shrubs and trees

LOUNGE AND KITCHEN



BEDROOMS AND SHOWERROOM



Approximate Dimensions
(Taken from the widest point)

Vestibule	1.90m (6'3") x 1.20m (3'11")
Lounge	4.10m (13'5") x 3.20m (10'6")
Kitchen	5.00m (16'5") x 2.30m (7'7")
Master Bedroom	3.10m (10'2") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 2.70m (8'10")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²)

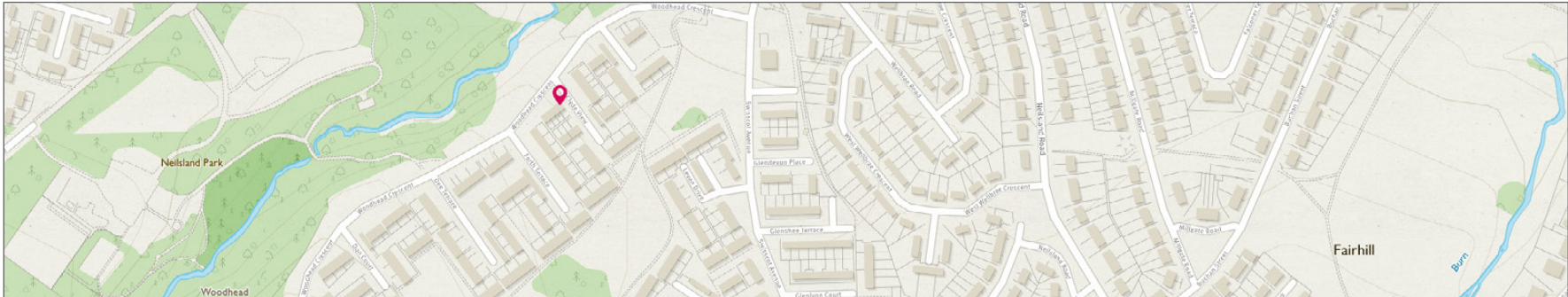
65m²

EPC Rating

E

Extras
(Included in the sale)

Fitted floor coverings and Integrated appliances





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT YULE
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer