




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

7 John Street
HAMILTON, ML3 7EU

7 John Street

HAMILTON, ML3 7EU

Set in a central location and benefiting from close transport links via both bus and rail. The property also benefits from being in the heart of the centre of Hamilton, close to a great range of shops, restaurants, cafes and all amenities. Hamilton has an excellent choice of schools at both primary and secondary level and the nearby M74 and M8 motorways make commuting throughout central Scotland both quick and easy.

We are delighted to offer to the market this one bedroom house on John Street in Hamilton. Property of this style is rarely available and is within walking distance of Hamilton town centre. This property would be ideal for first-time buyers and also those who are wishing to downsize.

The property is a mid-terrace cottage providing accommodation over two levels. The lower level consists of an entrance vestibule, lounge and fitted breakfasting kitchen with the upper level giving access to the landing, bedroom and bathroom.

In more detail, the living room has wooden flooring and is decorated in neutral tones, there is a storage cupboard located under the stairs. The lounge is a great size and would allow for a range of furniture configurations. The current owner has utilised an area within a little nook as a home office space and this works really well.

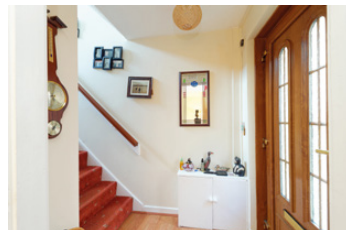
The recently updated kitchen is a really great size with loads of storage encased in the cream gloss wall and floor units. There is an electric hob and oven with stainless steel extractor hood, laminate floor and cream tile to complete this space. The kitchen could also be further utilised with the addition of a breakfast bar to allow dining. From the kitchen is access to the enclosed back garden which is a lovely area to sit out in the summer months.

Upstairs there is a large double bedroom with mirrored wardrobes and a large bathroom which houses a white three-piece suite with an electric shower. The bathroom is a great space and could easily take a bath should you wish to reinstate.

The bedroom is a really large room, with a large window allowing the natural light to flood in, The room has a double mirrored wardrobe and additional storage over the stairs. There is also an area in the room that the owner uses for storage but would make a great vanity or dressing area.

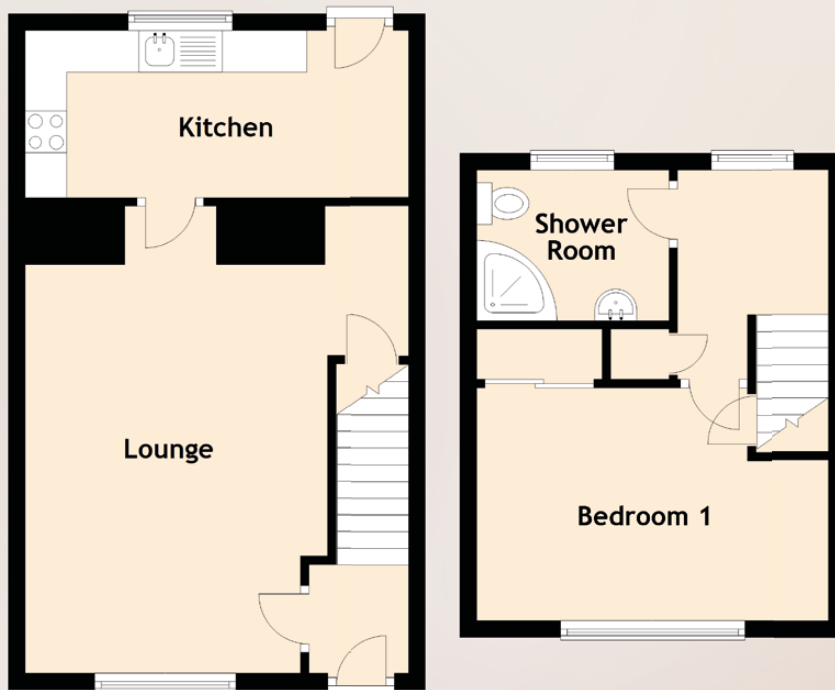
The property also benefits from gas central heating, double glazing, smart meter and private parking.

The two properties to each side have extended over the kitchen to create a second bedroom so this is potentially an option in this property subject to permissions being granted.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 4.60m (15'1")
Kitchen	4.60m (15'1") x 2.00m (6'7")
Bedroom 1	4.20m (13'9") x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m²): 56m² | EPC Rating: C

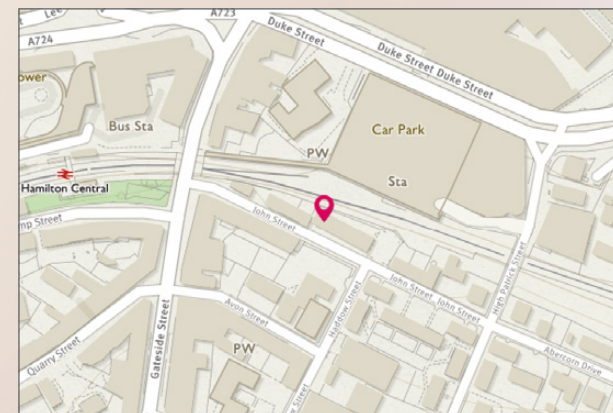


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GEMMA CONSTABLE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer