




McEwan Fraser Legal
Solicitors & Estate Agents
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28 Ledvinka Crescent

HAMILTON, SOUTH LANARKSHIRE, ML3 0NY

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LOCATION

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.

PROPERTY

McEwan Fraser Legal are delighted to offer for sale this three bedroom, end-terrace house. The property has been decorated throughout to contemporary specification and would be a super acquisition for anyone looking for a fantastic family home. The area offers great commuting links to Glasgow and beyond, as well as extremely easy access to local amenities and school catchments. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

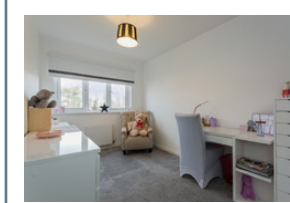
On the ground floor, the accommodation consists of a large, open entrance hallway and WC. This leads through into the bright airy lounge with picture window, allowing lots of natural light. The kitchen/diner is lovely and bright finished with wall and floor units and integrated oven, hob and hood. The dining area can accommodate a table and

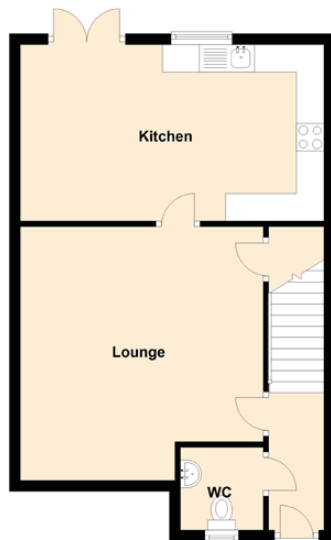
six chairs and has a set of French doors which lead out beautifully to the large rear garden.

On the first floor is the family bathroom which is tiled and has a white modern suite with shower over bath. There are three good sized bedrooms, all of which benefit from fitted wardrobes.

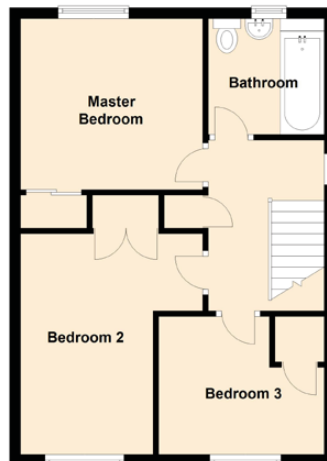
The home benefits from gas central heating and double glazing.

Externally, the property enjoys a good sized front and rear gardens which are largely laid to lawn. The fully enclosed rear garden is of a great size for young children to roam around in. There is also a large slabbed and chipped driveway for off-street parking.

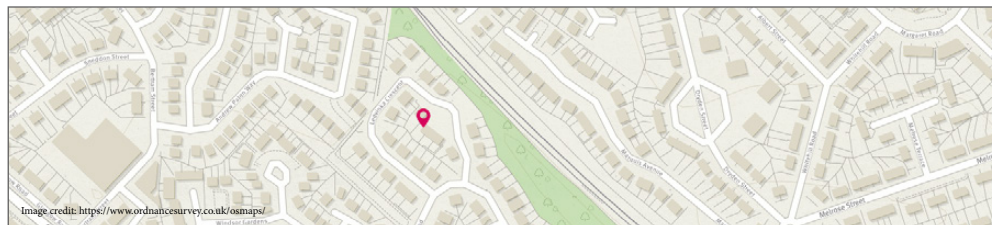




GROUND FLOOR



FIRST FLOOR



FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.40m (14'5")
Kitchen	5.50m (18'1") x 3.20m (10'6")
Master Bedroom	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	4.00m (13'1") x 2.00m (6'7")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 2.10m (6'11")
WC	1.50m (4'11") x 1.30m (4'3")

Gross internal floor area (m²) - 89m²

EPC Rating - C

Extras (Included in the sale)

Fitted floor coverings and Integrated appliance.

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Part
Exchange
Available

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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
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