




McEwan Fraser Legal
Solicitors & Estate Agents
01698 537 177

92 Aitken Road
HAMILTON, ML3 7YA

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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, mausoleum, water park, Hamilton Racecourse, 17th-century museum, retail park with twenty-four hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital. Hamilton also 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 is only approximately twenty minutes to Glasgow Central Train Station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.

We are delighted to offer to the market this excellent two bedroom, semi-detached bungalow. As we all know, bungalows are ever popular due to their ubiquitous and extremely versatile nature and this one is absolutely ideal as either as a retirement home for someone needing to avoid stairs or a fantastic first-time buyers home.

The property is offered to the market in walk-in condition and comes with the added benefit of a secure, low maintenance, child-friendly rear garden, garage and a large driveway. The current owners have really enjoyed the peaceful and quiet location of this lovely property. There is also a great neighbourly spirit all around, due in part to some of the traditional values preferred by families.

The accommodation consists of an entrance hall with

large cupboard and a bright and airy lounge/diner with lots of natural light flooding in through the large window.

The modern kitchen is finished in a good range of silver-grey units with contrasting worktops. There is a gas hob and electric oven with ample space for the free-standing washing and fridge freezer. There is also a large larder and a handy breakfast bar which is the perfect place to sit and have a coffee before heading out for the day.

The bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers.

There are two good sized bedrooms in this lovely home, both with ample space for free-standing furniture and a walk-in wardrobe in the master bedroom.

The home is kept warm and comfortable via the double glazing and gas central heating and the driveway offers plenty of off-road parking.

A lot of money has just been spent by the current owners of this lovely property, bringing it to a really good standard and leaving the new owners little if anything to do except start enjoying it.

Bungalow's of this size, quality and affordability are becoming increasing more difficult for buyer's to find, this one certainly ticks all the right boxes. Move in, sit down and start enjoying the benefits of this lovely property, it's an ideal place to call home. Early viewing advised.

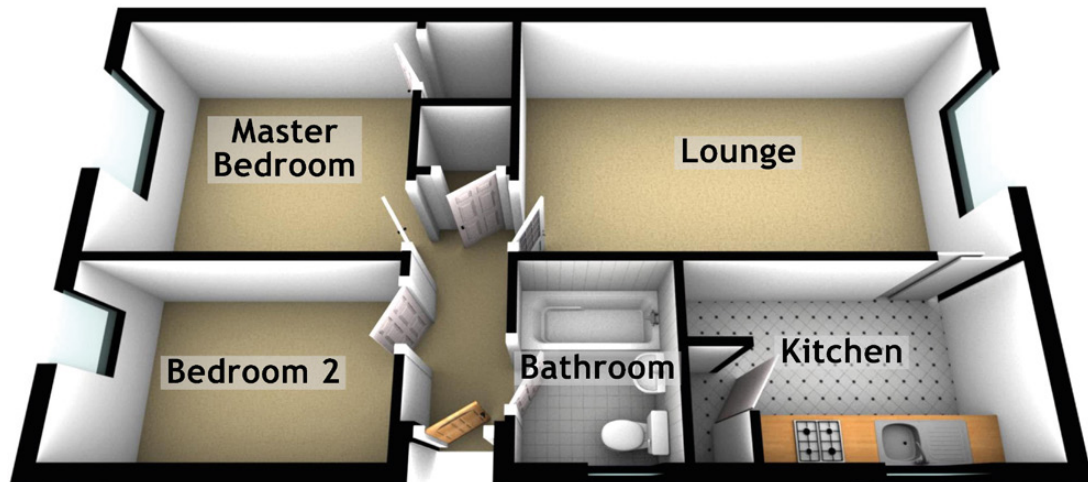


"... EXCELLENT TWO BEDROOM, SEMI-DETACHED BUNGALOW ..."



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

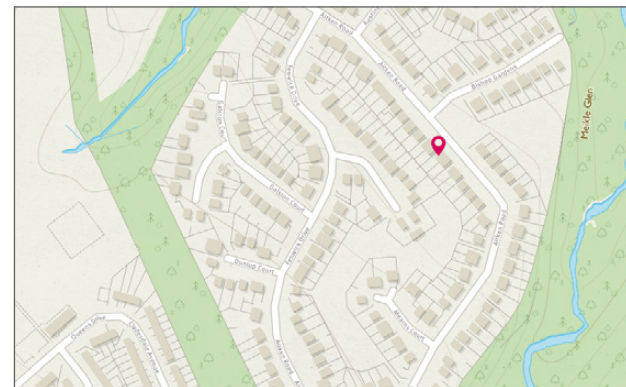


Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 2.80m (9'2")
Kitchen	3.50m (11'6") x 2.00m (6'7")
Master Bedroom	3.30m (10'10") x 2.80m (9'2")
Bedroom 2	3.30m (10'10") x 2.10m (6'11")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 47m² | EPC Rating: D

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



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

Part
Exchange
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Text and description
KEN MEISAK
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALLY CLARK
Designer