




McEwan Fraser Legal
Solicitors & Estate Agents
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16 Kinneil Place

HAMILTON, SOUTH LANARKSHIRE, ML3 8QQ

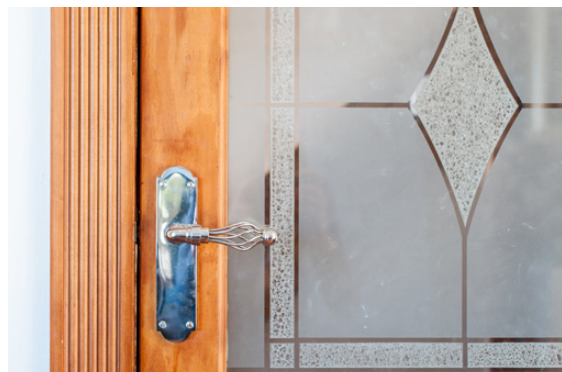


Hamilton

South Lanarkshire

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.





16 Kinneil Place

Hamilton, South Lanarkshire

We are delighted to offer for sale this well-maintained, three bedroom, semi-detached villa, which has been well maintained by the present owners to a high standard and offers versatile and adaptable accommodation. The property sits on a deceptively spacious and is found within one of the most beautiful and quiet locations in Lanarkshire.

On entering the property through the entrance hallway, it is immediately apparent that the current owners have looked after this family home for their years of their ownership, 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.

In more detail, the property comprises: Welcoming entrance hallway, immediately impressive bright and spacious lounge/diner, which has a range of furniture configurations, with picture window to the front and French doors to the rear, flooding the room with natural light. There is ample space in this zone for a dining table and six chairs for more formal dining with friends and family. The modern fully fitted kitchen has been well fitted, with a selection of wall and base units. It further benefits from an integrated fridge, freezer, oven, hob and hood. Finally on the ground floor is the three piece family bathroom suite with shower over bath. The upper level comprises of three well-proportioned double bedrooms.

The high specifications of this family home also include double glazing and gas central heating for additional comfort. Externally, there is a well-tended, private rear garden, which is fully enclosed with decked patio, chipped area, lawn, large garage and slabbed drive, this area has been designed with privacy and entertaining in mind - a great spot to spend a lazy summer's day! The front of the property has been mainly laid to lawn.



Specification

Map/ Dimensions/ Map

Approximate Dimensions
(Taken from the widest point)

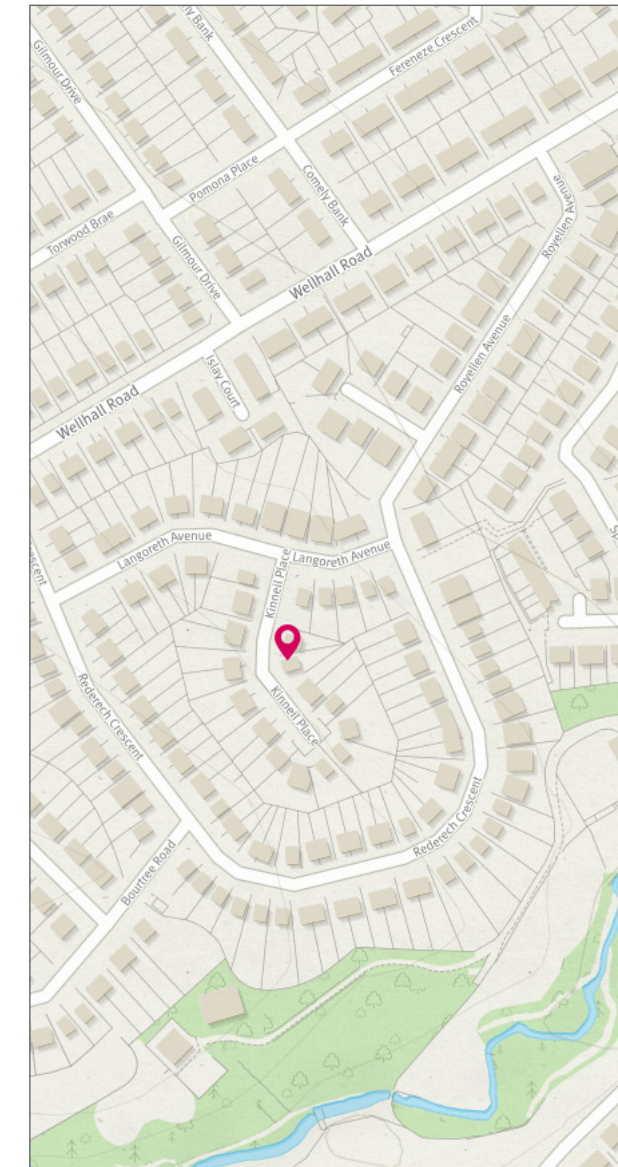
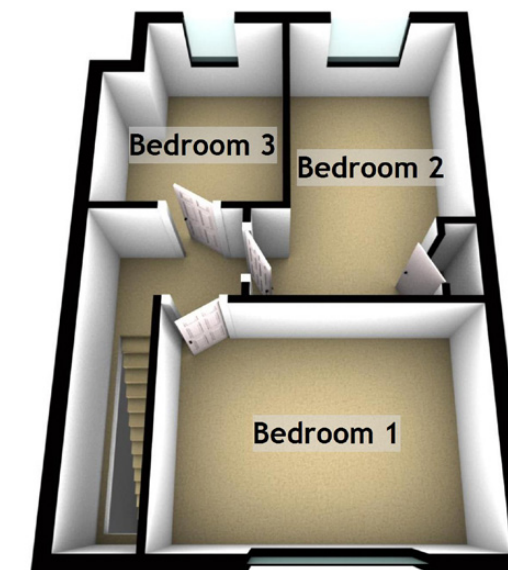
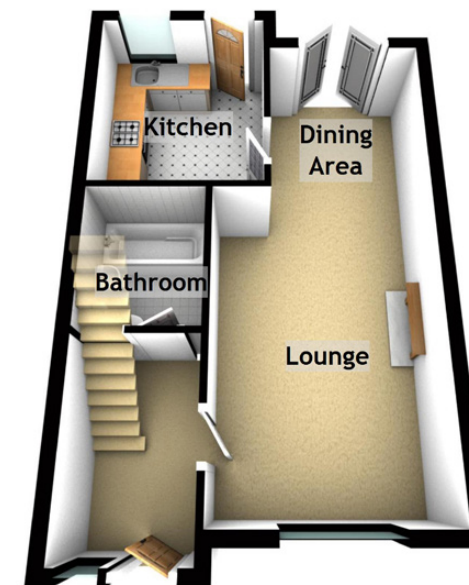
Lounge	6.95m (22'10") x 3.10m (10'2")
Kitchen	2.88m (9'5") x 2.53m (8'4")
Bedroom 1	3.91m (12'10") x 2.83m (9'3")
Bedroom 2	4.08m (13'5") x 2.34m (7'8")
Bedroom 3	2.81m (9'3") x 2.47m (8'1")
Bathroom	2.05m (6'7") x 1.70m (5'5")

Gross internal floor area (m²) - 74

EPC Rating - D

Extras
(Included in the sale)

All floor coverings and integrated appliances.






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Part
Exchange
Available



Text and description
SCOTT YULE
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

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