



**Rosevale Crescent, Hamilton**  
**Offers Over £135,000**

3 Bed Semi-Detached House    **UNDER OFFER**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Set within a substantial corner plot and offering flexible accommodation over two levels, lies this well proportioned three bedroom semi-detached villa.

This stunning family home has been beautifully upgraded by the current owner to a wonderful standard and is presented to the market in truly turn the key condition throughout.

On arrival at the property, there is a spacious driveway with space for two/three vehicles and in turn, leads onto a detached garage. The garden grounds have been beautifully landscaped and comprise a superb patio, neat lawn, hedging, shrubs and an excellent chipped area for ease of maintenance.

Internally the accommodation comprises reception hallway, front-facing lounge leading onto the open dining area, fully fitted kitchen with french doors to the garden, three good sized bedrooms and a three-piece bathroom. The home is heated via gas central heating and doubled glazed windows are installed throughout.

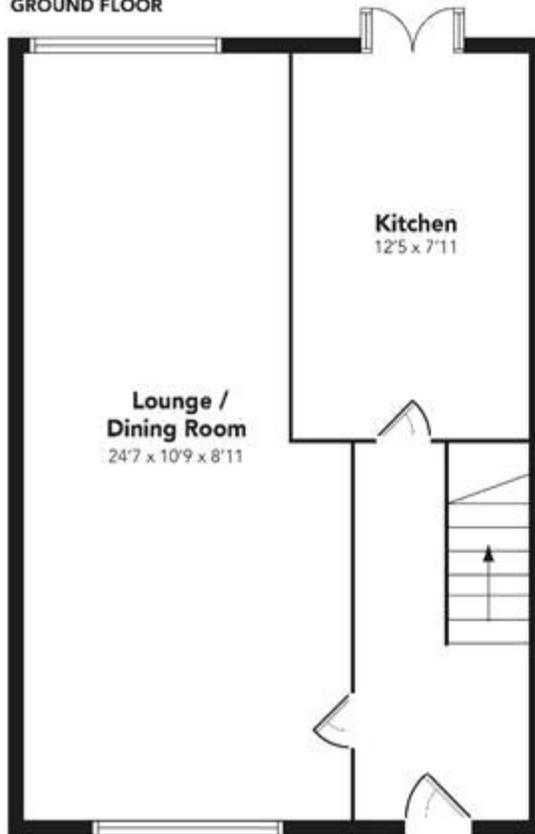
The locale of Hamilton offers superb amenities such as great schooling, premier shops and supermarkets, bars and restaurants, and sports facilities.

Early viewing is highly advised on this fabulous family home.

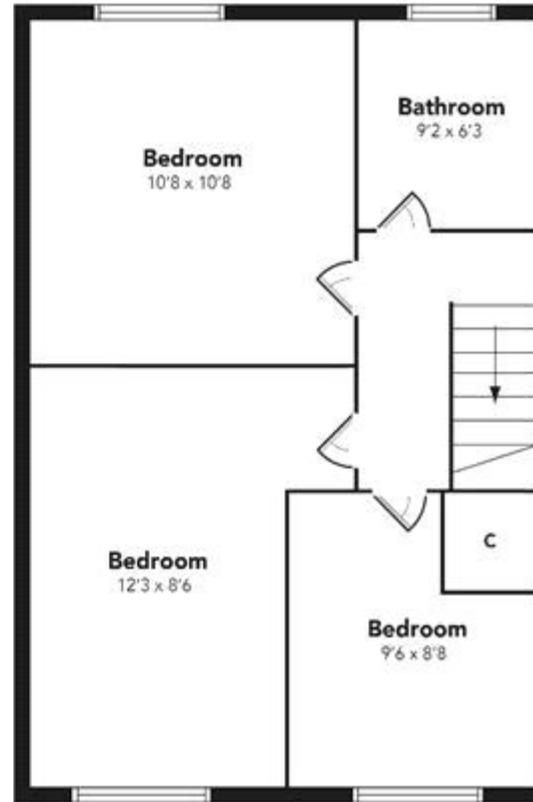
- French Doors To The Garden
- Garage
- Landscaped Gardens
- Semi-Detached
- Three Bedroom
- Corner Plot



**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



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