



Burnblea Street, Hamilton
Offers Over £135,000

3 Bed Semi-Detached House



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.

Occupying an elevated position and offering spacious accommodation over two levels lies this well-presented three bedroom semi-detached villa.

The property for sale is bracing the market for the first time in history and would make a perfect family home.

On arrival, there are on-street parking facilities. The property has substantial garden grounds and offers a superb decking area, lawn and fencing.

Internally the accommodation comprises a reception hallway, front facing lounge, fully fitted modern kitchen and a three-piece bathroom.

Location

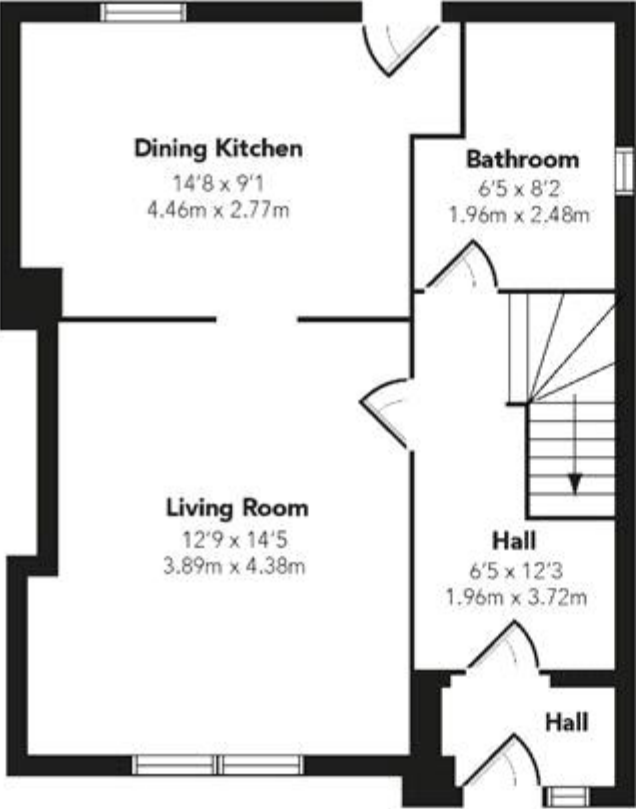
Burnblea Street enjoys a highly central and convenient location that offers immediate access to a host of amenities and Hamilton town centre. There is a variety of supermarkets, local shops, and a fabulous range of leisure facilities within the nearby Hamilton Palace sports facility. The Train Station is approximately 5 minutes walk from the property. There is established schooling at both primary and secondary levels whilst in addition, there is ready access to the M74 motorway network which connects to the central belt and beyond.

- Close to amenities
- Modern Fitted Kitchen
- On street parking
- Semi-Detached

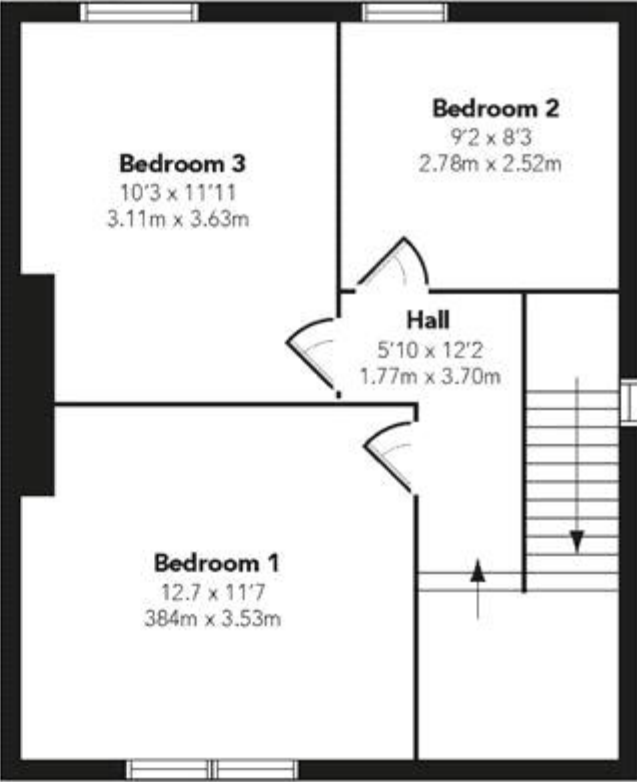
- Substantial Gardens
- Three Bedroom
- Walking Distance To Train Station



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans



Viewing by appointment only
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