



Brankholm Brae, Hamilton
Offers Over £115,000

2 Bed Semi-Detached House | Freehold



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.

A spacious two-bedroom semi-detached villa located in a desired residential pocket of Hamilton. The property for sale benefits from a loft room, providing additional living and storage space.

On arrival at the property, you are welcomed by a large chipped driveway, with on-street parking also available for residents and guests. The rear garden grounds have been designed primarily for ease of maintenance and benefit from excellent exposure to natural sunlight during the summer months.

Internally the accommodation comprises a reception hallway, a front-facing lounge, a spacious conservatory, and a fully fitted kitchen with room for dining. On the upper level lies two double bedrooms, and a three-piece bathroom. A spacious loft conversion completes this fantastic home.

Location

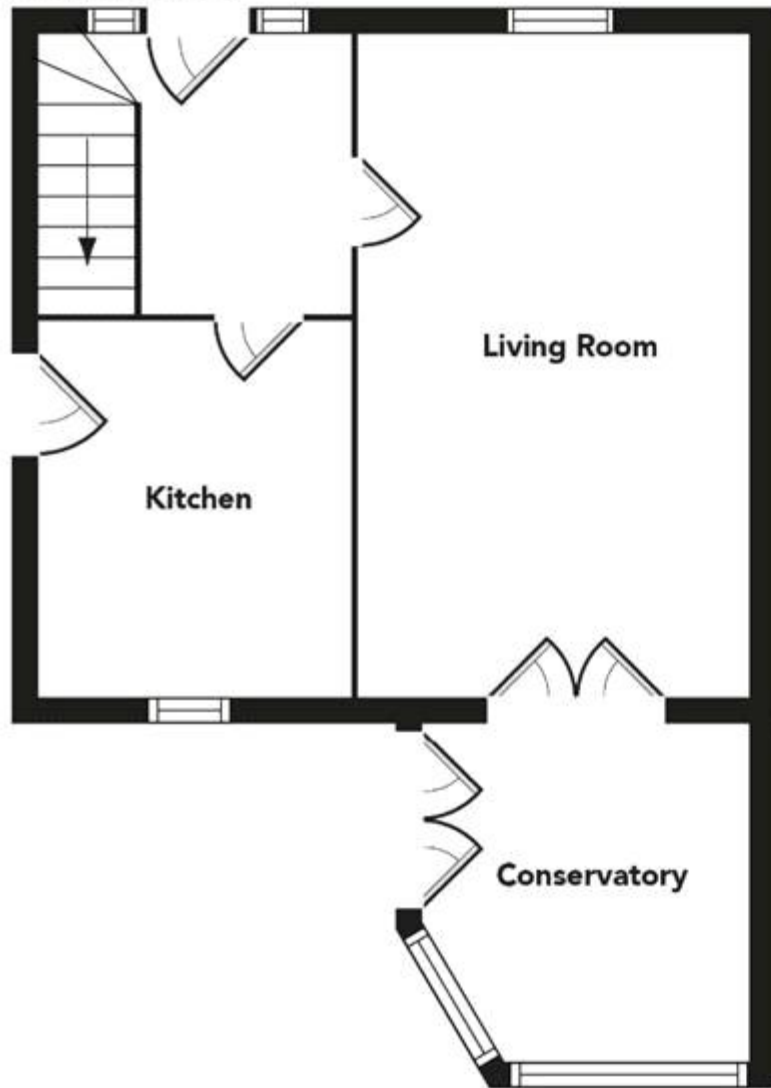
Brankholm Brae is perfectly located for gaining access to all amenities in Hamilton. The property is within walking distance of local restaurants and coffee shops. The location is close to motorway links and is near the University of the West of Scotland, Lanarkshire campus.

Tenure: Freehold

- Bright and Spacious
- Conservatory
- Driveway
- Fitted Bathroom
- Fitted Kitchen

- Front facing lounge
- Garden
- Loft rooms
- Semi-Detached
- Two Bedrooms

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans 



Viewing by appointment only
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