



**Galloway Avenue, Hamilton**  
**Offers Over £199,995**

3 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/fitings 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 beautifully presented three-bedroom semi-detached villa located within the highly sought-after Avon Grove estate in Hamilton. The property for sale is presented to the market in excellent condition and offers flexible living space over two levels.

On arrival at the property, you are welcomed by a spacious driveway allowing excellent parking facilities for several vehicles, that leads to a detached garage.

Internally the accommodation comprises a welcoming vestibule, a large front-facing lounge with a dining area, a fully-fitted kitchen, a spacious conservatory, and a W/C.

The upper floor of the property offers three bedrooms, two of which are fully fitted with built-in wardrobes, and a modern three-piece family bathroom.

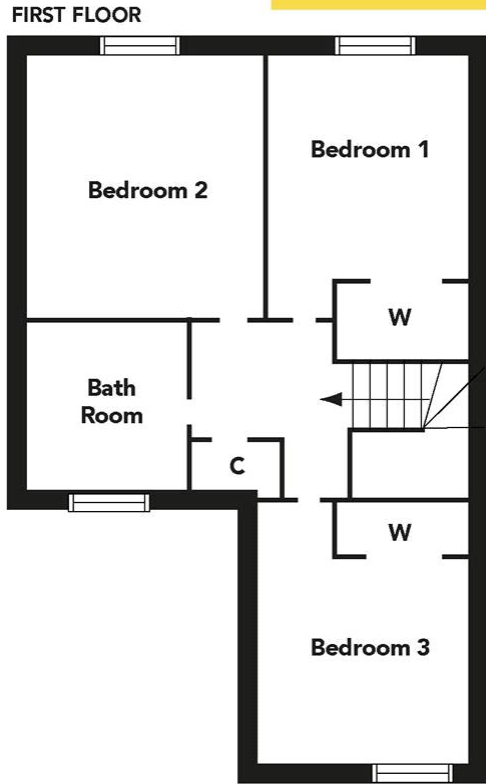
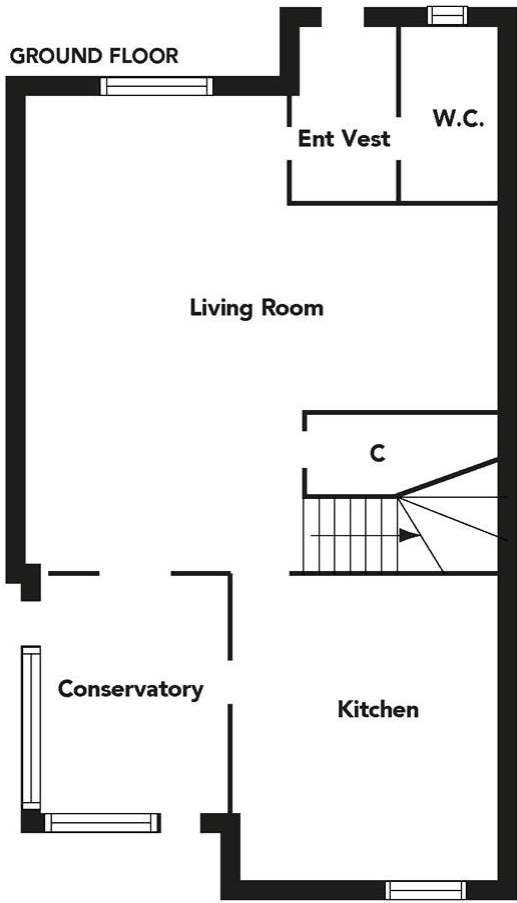
The enclosed rear garden grounds offer excellent exposure to natural sunlight and have been beautifully landscaped for ease of maintenance.

## Location

Galloway Avenue is located in an excellent position within the town of Hamilton, allowing for easy travel and access to your local amenities such as great schooling, railway services, and shopping centres with premier shops, bars, and restaurants. This postcode gives you quick and easy access to both the M74 and M8 which allows you to travel for work commitments or leisurely travel.

Tenure: Freehold

- Semi-Detached
- Three Bedroom
- Bright and Spacious
- Beautifully Presented
- Front facing lounge
- Conservatory
  
- Fitted Kitchen
- Fitted Bathroom
- Landscaped Gardens
- Detached Garage
- Driveway
- Sought After Development



Floorplans are indicative only - not to scale  
Produced by Plushplans



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