



 4
Bedrooms

 2
Bathrooms



Kings are pleased to bring to you this well presented four-bedroom house found on Hackness Road situated in the recently developed Hamilton area. The property brings with it a lot of land as it is found down a private road and offers scenic views to the rear. This property is located in the sought-after area of Hamilton being within close proximity to shops including Aldi, Sainsbury's and Tesco, schools including Hope Hamilton and Kestrel Field, places of worship and excellent transport links with multiple bus routes and major roads located nearby. The property itself offers spacious living with minimal work required as it has been modernised throughout and is ready to move into as it also benefits from no chain.

Available by appointment only. Call kings now!!!! 01163527012

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As you enter the property you are placed within a spacious entrance hallway connecting you to the kitchen/diner area and the living room with an additional downstairs wc found upon entry. The ground floor is split into three sections, the living area, entrance hallway and the kitchen/diner. The living room is found on the left-hand side of the property giving the homeowner a spacious room to relax and unwind, benefiting from tiled flooring and an abundance of natural light coming through the front facing double-glazed window and double door garden access. The kitchen/diner can be found on the right hand side of the property stretching from the front to the rear benefiting from tiled flooring, fitted worktops with integrated appliances, a breakfast bar with additional room for a large dining table, access to a utility area and an abundance of natural light coming from the side and front double-glazed windows.

As you ascend the stairway onto the landing area you will notice that the entire first floor benefits from laminated flooring and the landing area gives access to all four bedrooms and the family bathroom. Each bedroom consists of laminated flooring, double-glazed windows and wall mounted radiators as well as fitted storage/wardrobes in each room also. Bedrooms one two and three are all double bedrooms with bedroom four being a single bedroom. Bedroom one also benefits from an en-suite which consists of a stand-up shower, sink and toilet.

This property benefits most importantly from having no chain involved which is ideal for potential buyers looking for their next home, the property also includes a driveway, garage, gas central heating, large garden, fitted storage cupboards/wardrobes and is located offset from the main road with scenic views of the countryside. Available by appointment only. Call kings now!!!!!! 01163527012

Property info

Ground Floor

Living Room: 6.01m x 3.46m – stretching from the front to the rear of the property this spacious living space consists of tiled flooring, a double-glazed window and rear garden access via double doors

Kitchen/Diner: 5.97m x 3.56m – stretching from the front to the rear of the property consisting of tiled flooring, fitted worktops, integrated appliances and double-glazed windows to the side and front of the property

Utility Area: 1.42m x 1.98m – accessed through an opening in the kitchen with a fitted worktop

First Floor

Bedroom One: 3.57m x 3.52m – double bedroom located at the rear of the property consisting of laminated flooring, fitted double wardrobes, double-glazed window and en-suite access inclusive of a shower, sink and toilet

Bedroom Two: 2.99m x 3.63m – double bedroom located at the rear of the property consisting of laminated flooring, fitted wardrobe and double-glazed window

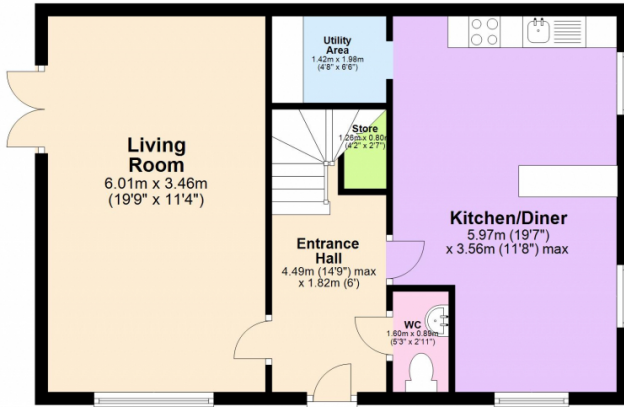
Bedroom Three: 2.94m x 2.60m – double bedroom located at the front of the property consisting of laminated flooring, fitted storage cupboard/wardrobe and double-glazed window

Bedroom Four: 2.55m x 3.11m – single bedroom located at the front of the property consisting of laminated flooring, fitted storage/wardrobe and double-glazed window

Bathroom: 1.88m x 2.00m – tiled family bathroom consisting of a bath/shower, toilet, sink and double-glazed window

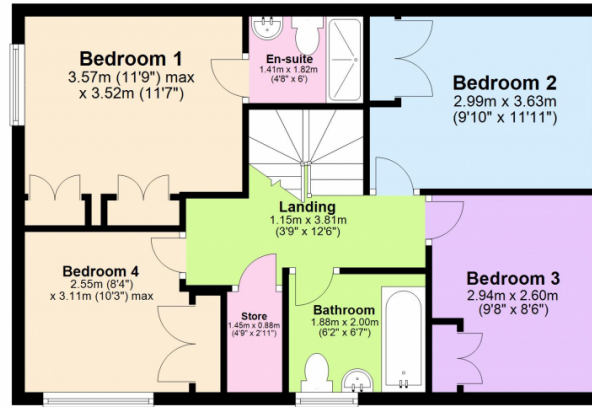
Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 109.1 sq. metres (1174.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

