

01294 60 2000

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JAS CAMPBELL & CO LTD  
—ws—  
solicitors notaries estate agents



Mid Terraced House  
9 Warwick Grove, Hamilton, ML3 9HP  
Offers Over £125,000



rightmove

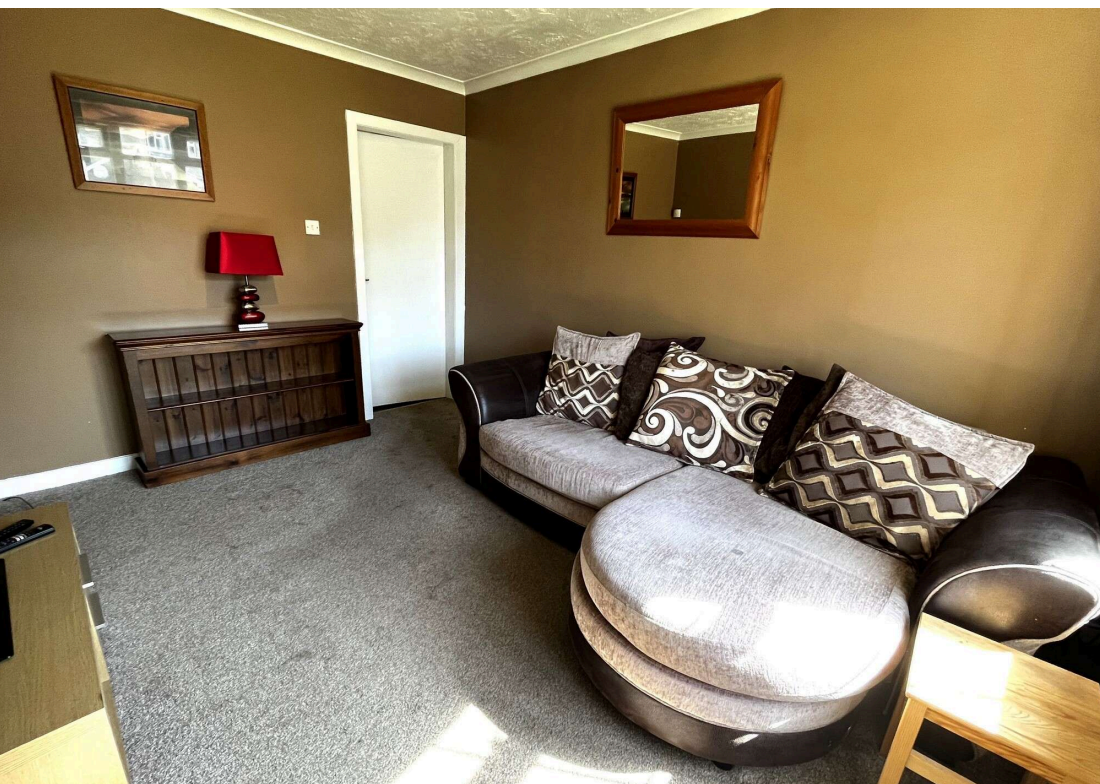
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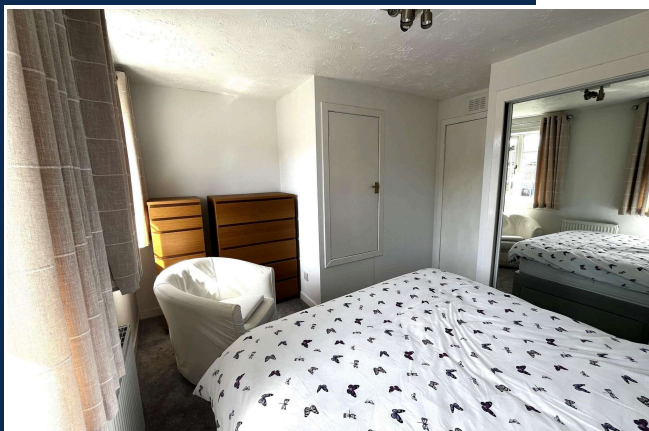
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this lovely mid-terraced home which offers two double bedrooms and is presented in move-in condition. Warwick Grove is a quiet cul-de-sac situated in a modern development located just off Udston Road in Hamilton and is conveniently placed for transport links being just a few moments' drive from the East Kilbride Expressway and M74 motorways. There are a range of amenities nearby including local shops and schools, with a larger selection of retail and leisure facilities in Hamilton Town centre.

Ground Floor Accommodation Comprises: There is a small entrance vestibule with a stairway together with a door to the lounge - The bright and welcoming Lounge is front facing and boasts storage space from a cupboard under the stairs - The fitted Dining Kitchen is entered via the Lounge and has a window and door to the rear garden which offers a decking area suitable for alfresco dining. The gas cooker, washing machine and fridge freezer are included in the sale.

First Floor Accommodation Comprises: Top Landing - Bedroom One offering fitted wardrobes and a storage cupboard - Bedroom Two is a double room which is rear facing - Rear facing modern Shower Room with a two piece suite and vanity unit boasting a rainfall shower.

Internal Viewing Highly Recommended.

## MEASUREMENTS

Entrance Vestibule	1.10 m x 1.70 m / 3'7" x 5'7"
Lounge Room	3.02 m x 3.89 m / 9'11" x 12'9"
Dining Kitchen	3.01 m x 4.02 m / 9'11" x 13'2"
Top Landing	1.81 m x 1.90 m / 5'11" x 6'3"
Shower Room	1.75 m x 1.86 m / 5'9" x 6'1"
Bedroom 1	3.34 m x 4.03 m / 10'11" x 13'3"
Bedroom 2	2.11 m x 3.42 m / 6'11" x 11'3"

## FEATURES

Mid Terraced Home  
Two Double Bedrooms  
Presented in move-in condition.  
Located in quiet cul-de-sac in a modern development  
Conveniently placed for transport links  
Gas Central Heating  
Double Glazing  
Private Front & Rear Gardens  
Parking Bay

**EPC RATING - N/A**

**COUNCIL TAX BAND - #**



## Viewing

Tel: 01294 60 2000

## Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

## Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

## Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS  
AND INDEPENDENT  
FINANCIAL ADVICE

Ref:  
E490703

espc

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