

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 £120,000



rightmove

nTheMarket

Zoopla

PrimeLocation.com

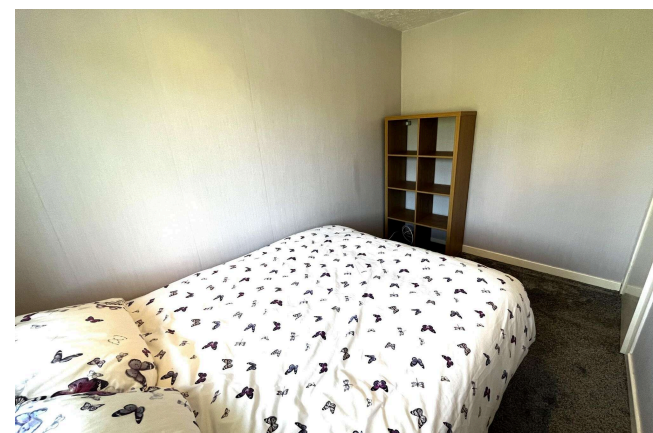
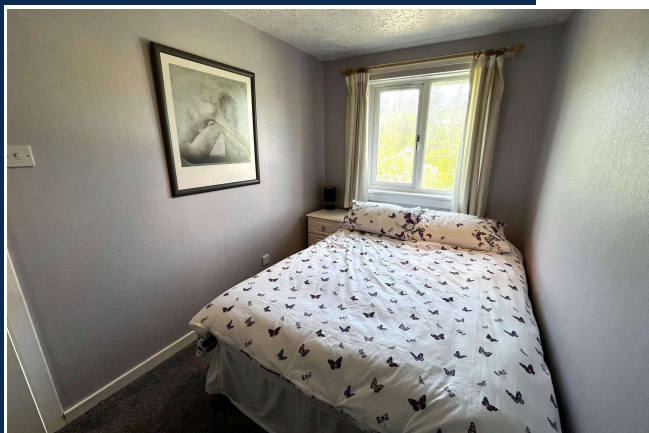
espc











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.



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