

# Fred.

ESTATE AGENTS



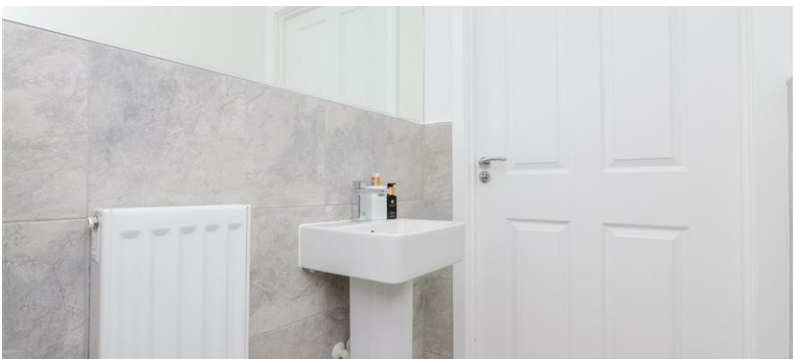
**18 Banavie Terrace**  
Hamilton  
**Offers Over £230,000**











Nestled in one of Hamilton's most desirable developments by Miller Homes, this stunning three-bedroom semi-detached villa offers spacious living across two levels. Elegantly presented, the home is ideally situated within a peaceful residential community.

Upon entering, you're greeted by a welcoming hallway that leads to a bright and airy front-facing lounge. The modern kitchen/dining area is fully equipped with ample storage, a built-in oven and gas hob, and French doors that open to the private rear garden. Completing the ground floor is a convenient cloakroom WC.

The upper level features a landing area that leads to three beautifully decorated bedrooms, all carpeted and finished in neutral tones, with two offering fitted wardrobes. The master bedroom includes a contemporary en-suite shower room, while the stylish family bathroom boasts chic part tiling.

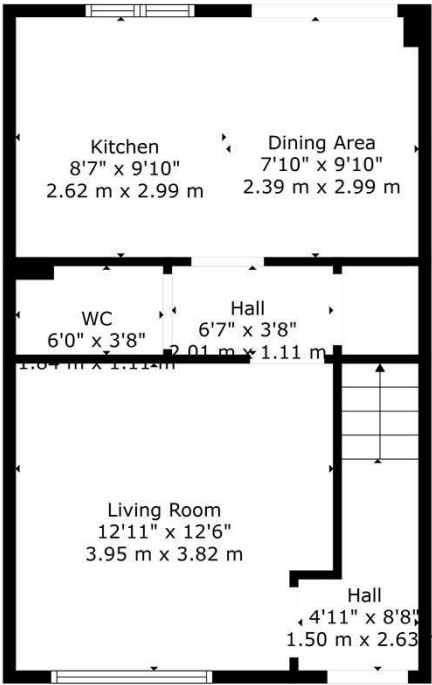
Additional highlights include gas central heating, double-glazed windows, and a spacious monoblocked driveway. The generously sized private rear garden is fully enclosed and features a slabbed patio, artificial lawn, and a separate raised decked area, perfect for outdoor entertaining.

Located on Banavie Terrace, this property benefits from excellent access to local amenities, including reputable schools, rail and bus services, and vibrant shopping centers with a variety of shops, bars, and restaurants. With quick access to the M74 and M8, commuting to Glasgow and beyond is effortless.

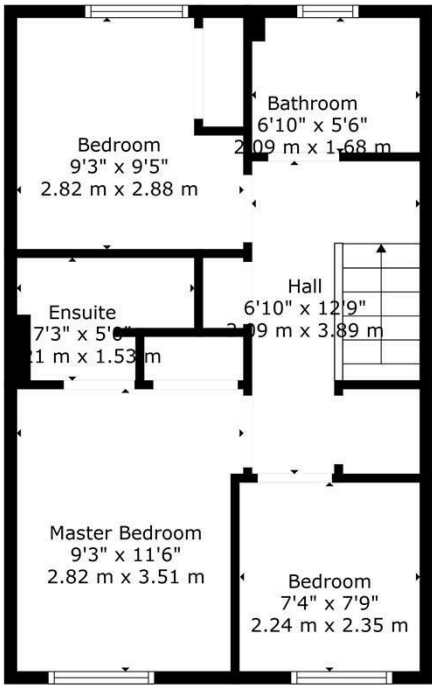
## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



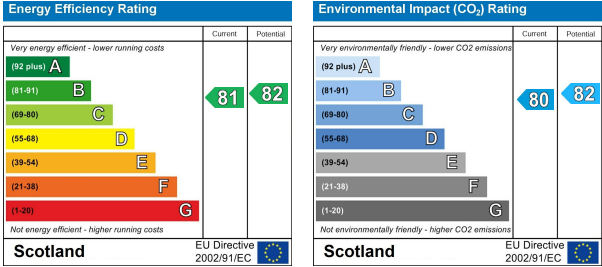
Floor 1



Floor 2

TOTAL: 877 sq. ft, 82 m2  
FLOOR 1: 438 sq. ft, 41 m2, FLOOR 2: 439 sq. ft, 41 m2

## Energy Efficiency Graph



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