



Orchard Brae,  
Hamilton, ML3 6JD

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First floor flat set  
within a lift served  
building

3 Bedrooms  
1 Reception  
2 Bathrooms



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## KEY FEATURES

- **\*LIFT SERVED BUILDING\***
- **Beautifully presented, larger style first floor luxury apartment**
- **Spacious lounge and dining area with feature bay window**
- **Modern kitchen with oak coloured wall and floor units, integrated appliances and tiled splashback**
- **3 generous double bedrooms, all of which have fitted storage**
- **Ensuite shower room + main bathroom suite**
- **Mature manicured gardens all round the development, with a private parking allocated for residents and guests**
- **Quiet, sought after location, just off Auchingramont Road in central Hamilton, and within walking distance to the town centre, shops, train and bus station**
- **Easy access to the M74, M73 and M8 motorways as well as the East Kilbride Expressway**
- **COUNCIL TAX BAND: F - EPC RATING: B**



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## Orchard Brae,, Hamilton, ML3 6JD

Move On are delighted to present to the market this immaculate, larger style 1st floor luxury apartment set within a lift served building- Orchard Brae.

This beautifully presented flat is finished to a high standard and has spacious living accommodation which includes : A welcoming entrance hallway fitted with Amtico flooring: sizeable living and dining room, with plush carpeted flooring, neutral decor and feature bay window; modern fitted kitchen with oak-coloured wall and floor units, integrated appliances, and tiled splashback; 3 double bedrooms, all of which have fitted storage; a fully tiled ensuite with double shower enclosure and white high gloss vanity units; and a partially tiled main bathroom suite with a shower over the bath. There is gas central heating and double glazing. The communal areas are well kept, and there is a security entry system.

Externally there is mature, manicured and landscaped gardens all round the development, and a parking area to the front and rear of the building with allocated spaces for visitors and guests. There is also a private residents garden with a table and chairs and a seating area.

Orchard Brae is set within a highly desirable location just off Auchingramont Road - a peaceful and quiet setting which is also within a few minutes walk from Hamilton town centre, shops, restaurants, bars, cinema, supermarkets, train and bus station. For those commuting by car, there is easy access to the M74, M8, M73 motorways and East Kilbride Expressway.

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## ROOM MEASUREMENTS

Lounge / Dining: 6.05m (19'10") x 3.53m (11'7")

Kitchen: 2.77m (9'1") x 2.08m (6'10")

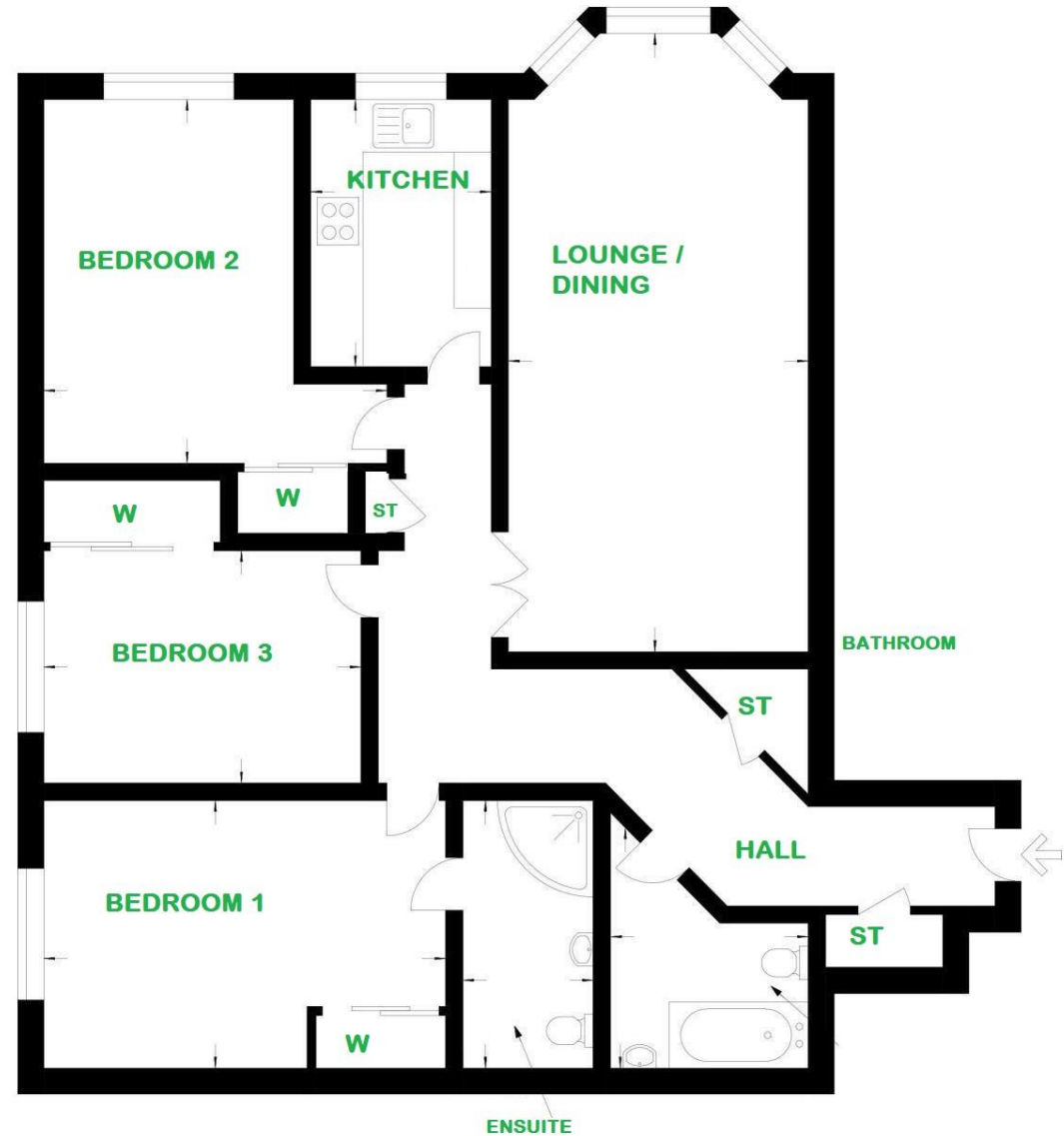
Bedroom 1: 4.90m (16'1") x 3.17m (10'5")

Ensuite: 3.07m (10'1") x 1.42m (4'8")

Bedroom 2: 3.68m (12'1") x 2.69m (8'10")

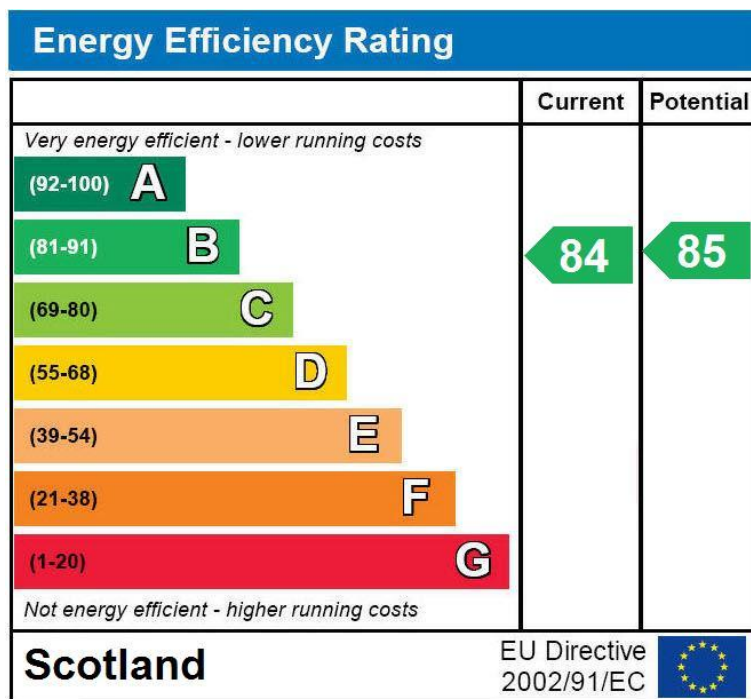
Bedroom 3: 3.99m (13'1") x 3.02m (9'11")

Bathroom: 3.00m (9'10") x 2.24m (7'4")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.



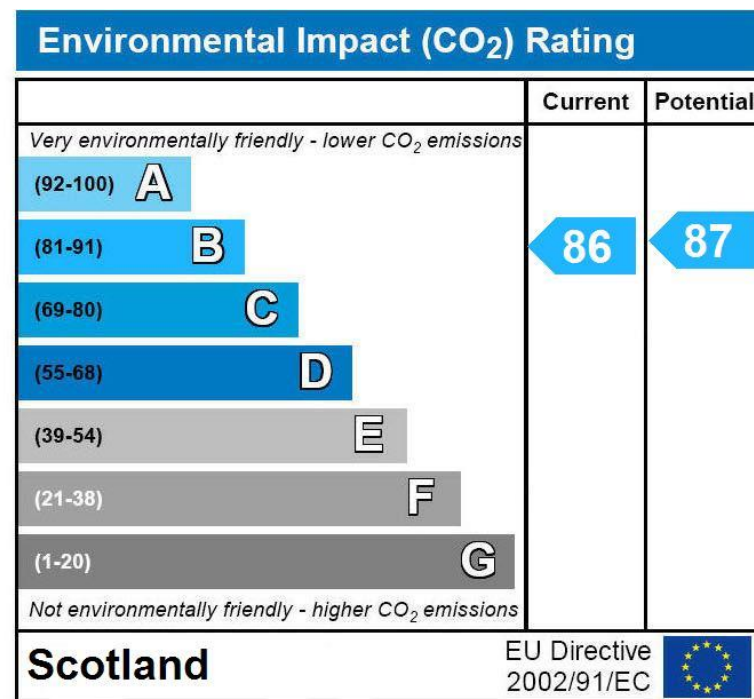


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band B (84)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band B (86)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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