



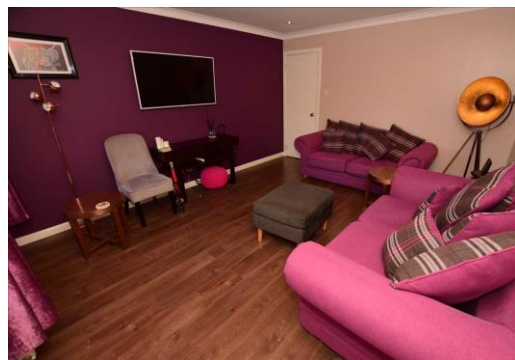
Ambleside Rise
Hamilton, ML3 7HJ

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Ambleside Rise
Hamilton
ML3 7HJ

Detached

4/5 Bedrooms
2 Receptions
3 Bathrooms



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KEY FEATURES

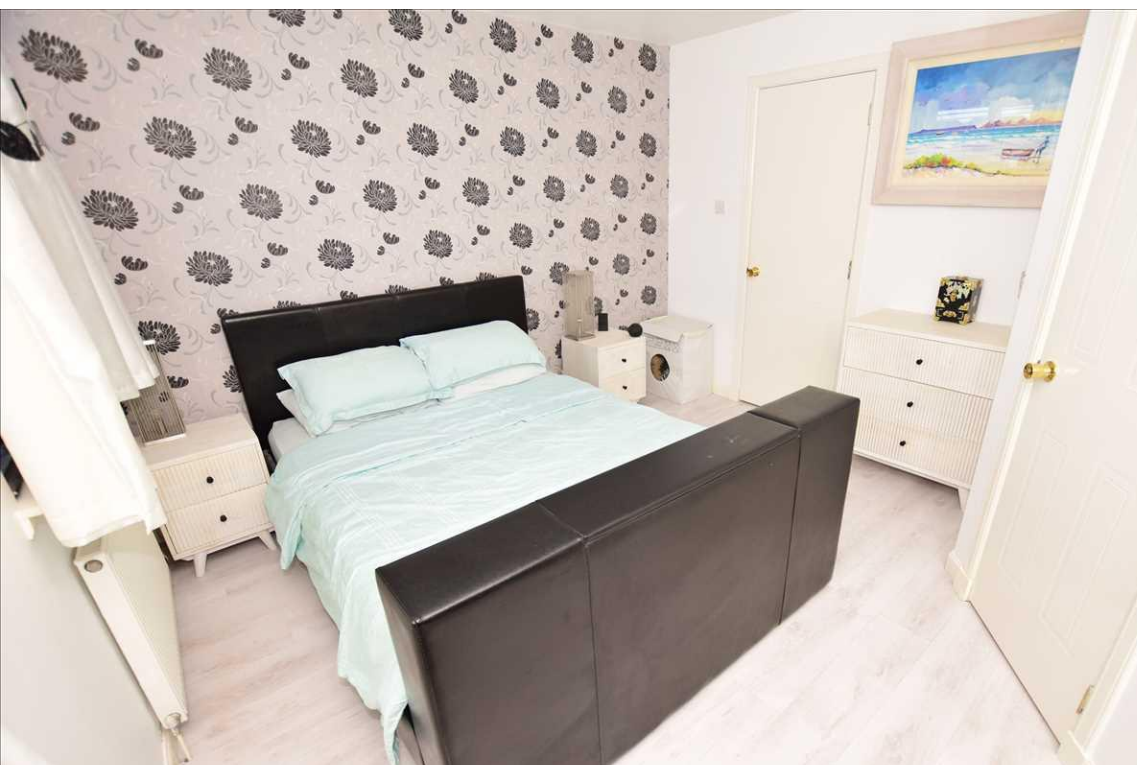
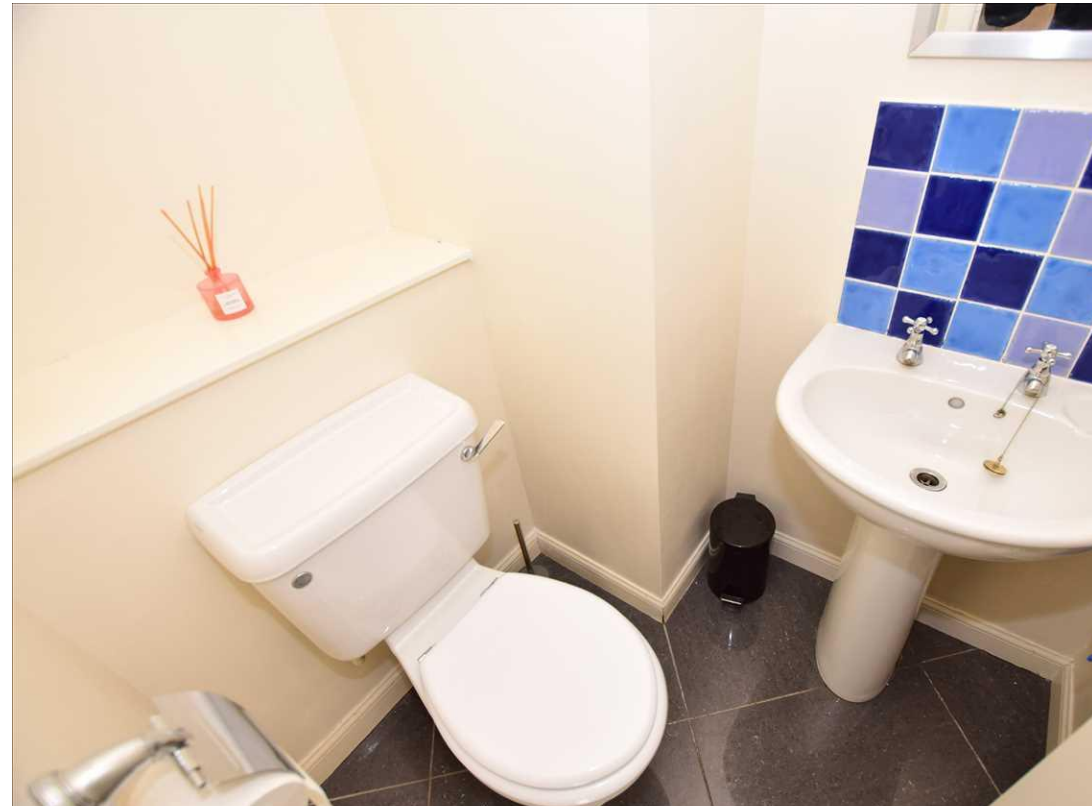
- Lovely detached home in desirable location
- Front facing lounge with walnut oak flooring
- Impressive, full width dining kitchen with grey wall and floor units, contrasting worktops and breakfast bar area. Separate utility room
- Conservatory to rear
- 4 bedrooms, 3 of which have fitted wardrobes
- Converted garage could be used as 5th bedroom ,2nd lounge, games room, home office or kids playroom
- Family bathroom + ensuite shower room in bedroom 1 + downstairs WC
- Fantastic South facing rear garden with lots of privacy, 2 patio areas (one paved and one composite deck), lawn, and an open outlook across woodland and fields. 2 car driveway to front
- Close to Hamilton town centre, shops bars restaurants, supermarkets and train stations. Easy access to M74
- COUNCIL TAX BAND:F - EPC RATING: C

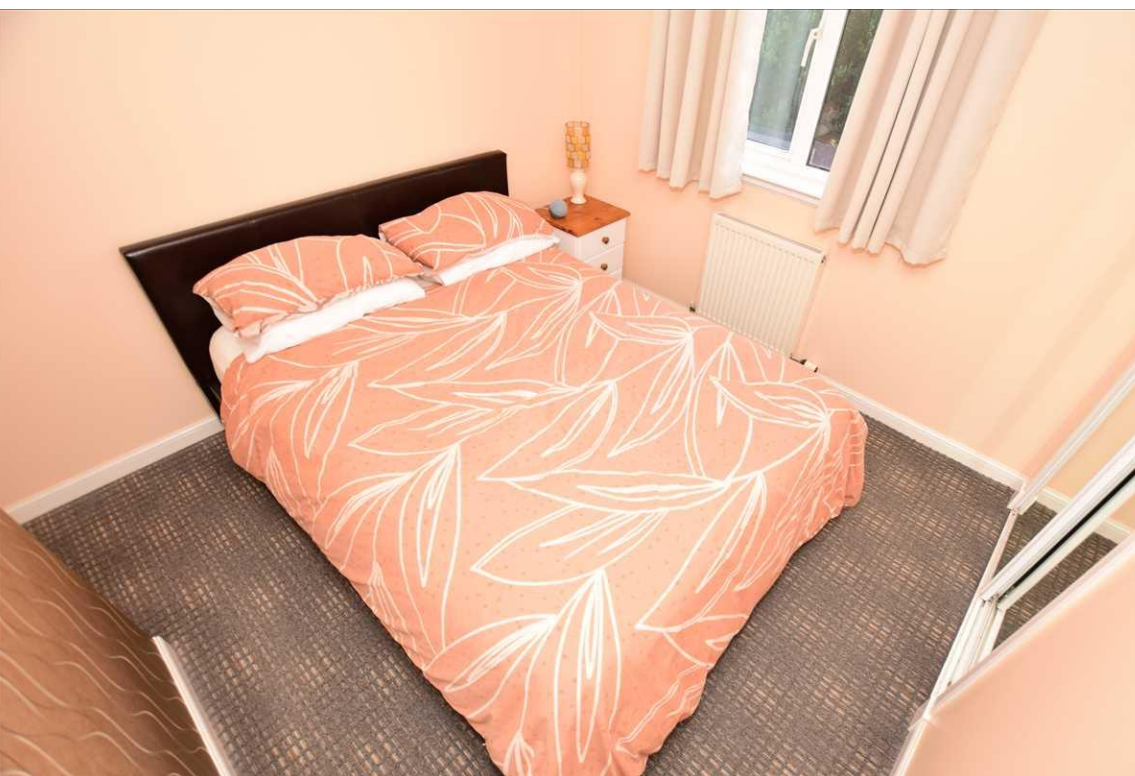


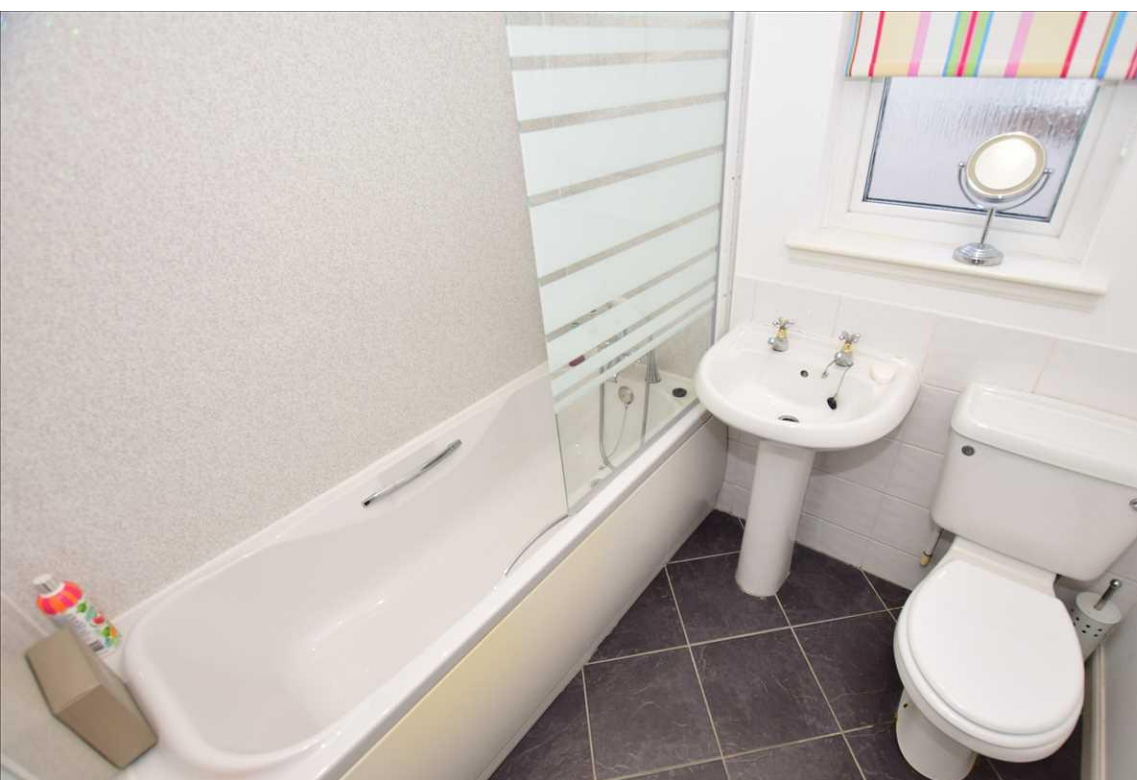
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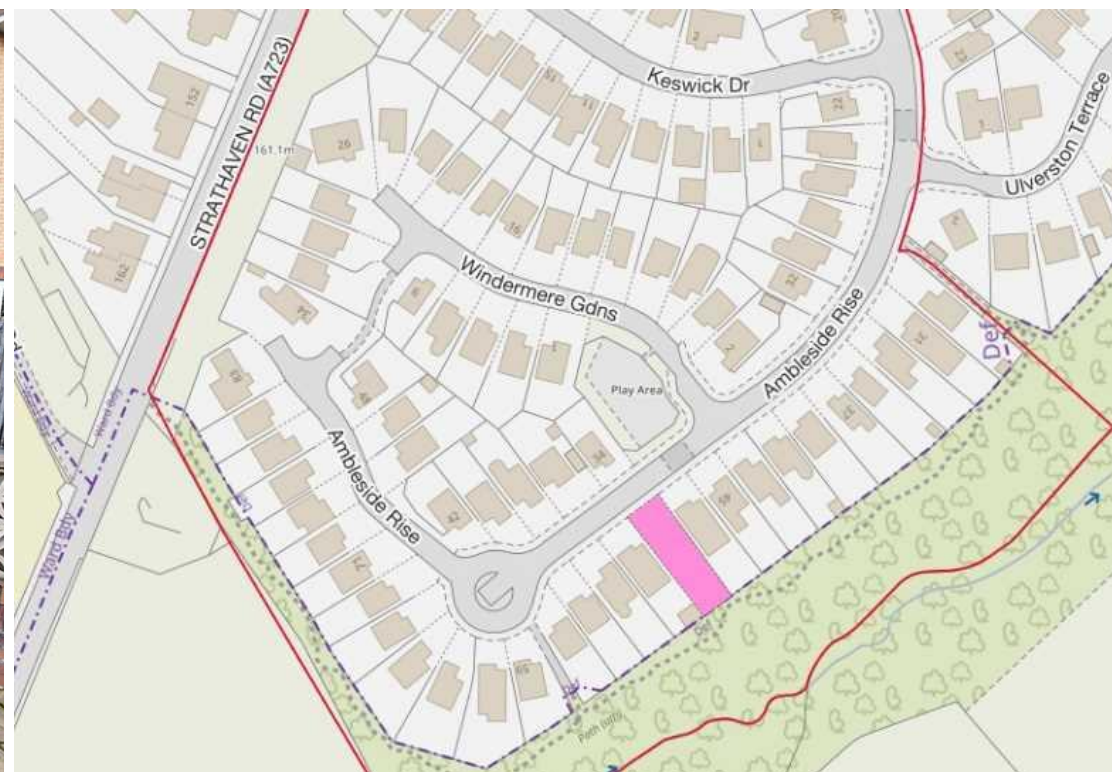
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Ambleside Rise, Hamilton, ML3 7HJ

Move On are delighted to present to the market this lovely 4/5 bedroom detached villa in Hamilton - Ambleside Rise.

This fantastic home is in excellent condition throughout. The ground floor accommodation features: A front facing lounge with walnut oak wood flooring and feature wall decor; an impressive, full width kitchen and open plan dining area, with quartz grey wall and floor units, contrasting worktops, integrated double oven and microwave, tiled flooring, breakfast bar area, and space for dining; separate utility/laundry room; convenient downstairs WC; a conservatory looking out to the rear garden; and a really coll garage conversion which could be used as a 5th bedroom 2nd lounge, home office, games room or study. On the first floor there are 4 bedrooms - 3 doubles - all of which have fitted wardrobes - and a single; master ensuite shower room; and a partially tiled bathroom suite. There is gas central heating and double glazing.

Externally, there is a low maintenance front garden laid with decorative chipped stones and a 2 car monoblock driveway; and to the rear is an impressive, south facing mature garden, which has a composite deck patio accessed from the conservatory, further paved patio, lawn area, shrubbery and lots of privacy with a lovely open outlook across wood and farmland.

Ambleside Rise is located in a desirable cul-de-sac within a modern development just outside Hamilton town centre, close to retail and shopping facilities, shops, restaurants, bars, supermarkets and leisure facilities. Nearby train stations include Hamilton Central and West which have frequent services to Glasgow City Centre. For those commuting by car there is easy access to the M74 motorway.

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ROOM MEASUREMENTS

Lounge: 4.30m (14' 1") x 3.80m (12' 6")

Kitchen / Dining: 6.50m (21' 4") x 3.90m (12' 10")

Bed 5/2nd Lounge: 4.20m (13' 9") x 2.70m (8' 10")

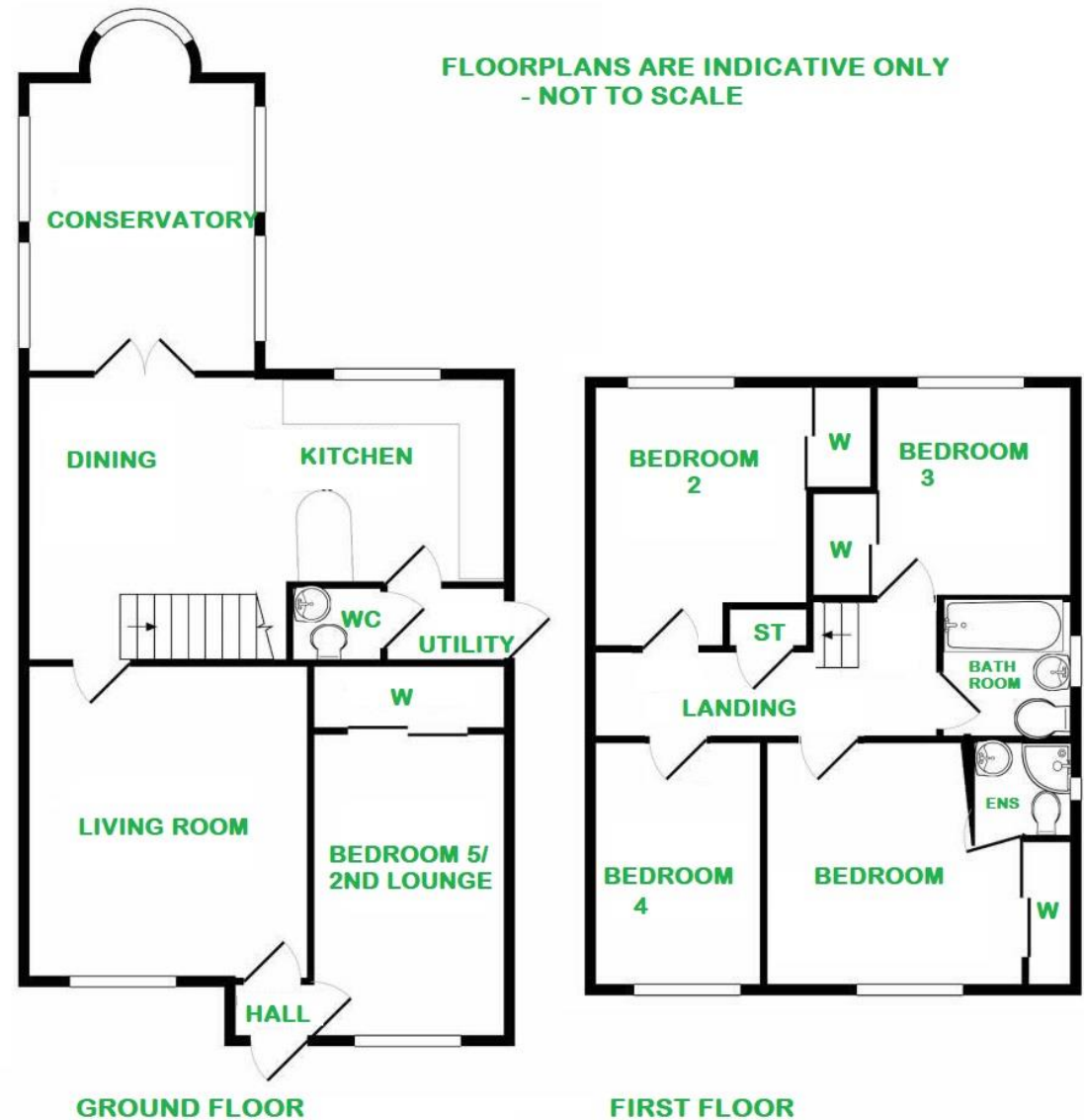
Conservatory: 4.90m (16' 1") x 3.20m (10' 6")

Bedroom 1: 3.50m (11' 6") x 3.40m (11' 2")

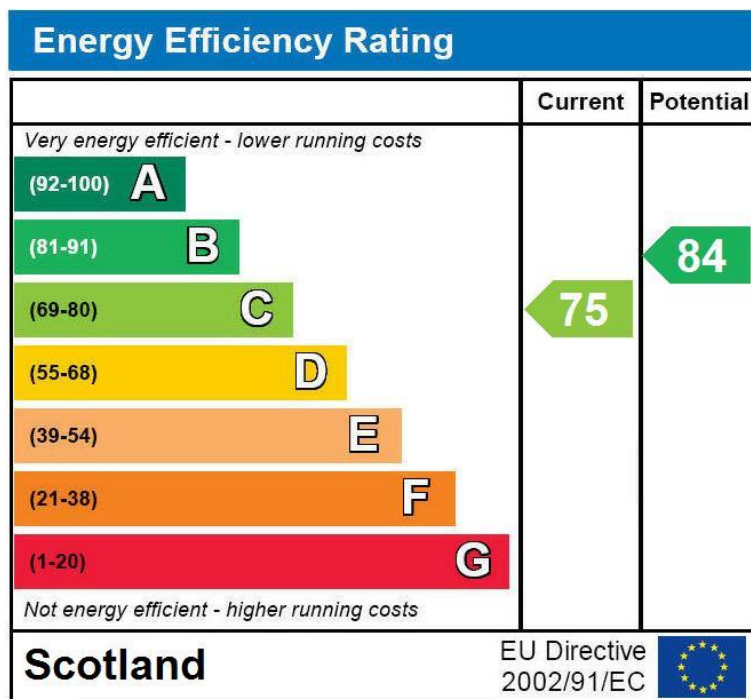
Bedroom 2: 3.60m (11' 10") x 2.90m (9' 6")

Bedroom 3: 3.40m (11' 2") x 2.30m (7' 7")

Bedroom 4: 2.90m (9' 6") x 2.70m (8' 10")



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.

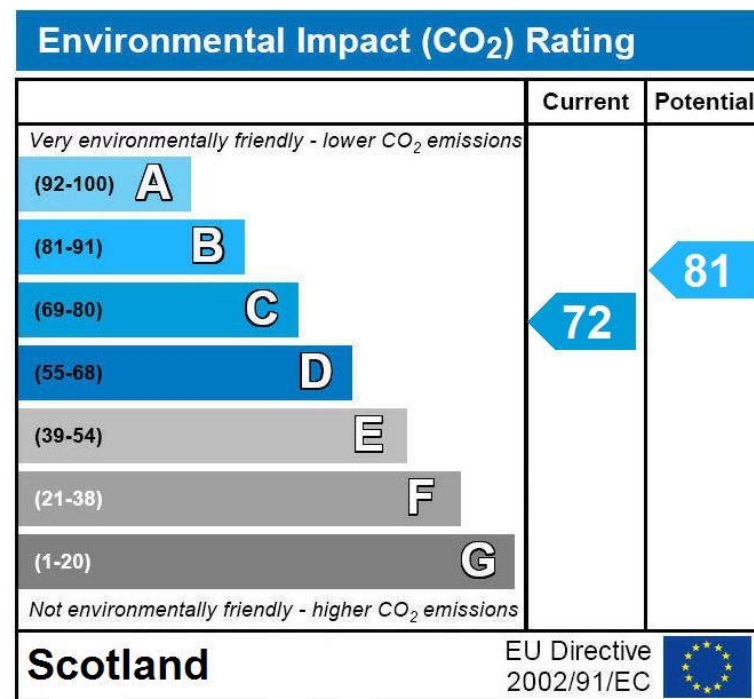


Energy Efficiency Rating

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 C (75)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. 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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