



South Park Road
Hamilton, ML3 6PN

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Detached

4 Bedrooms
4 Receptions
2 Bathrooms



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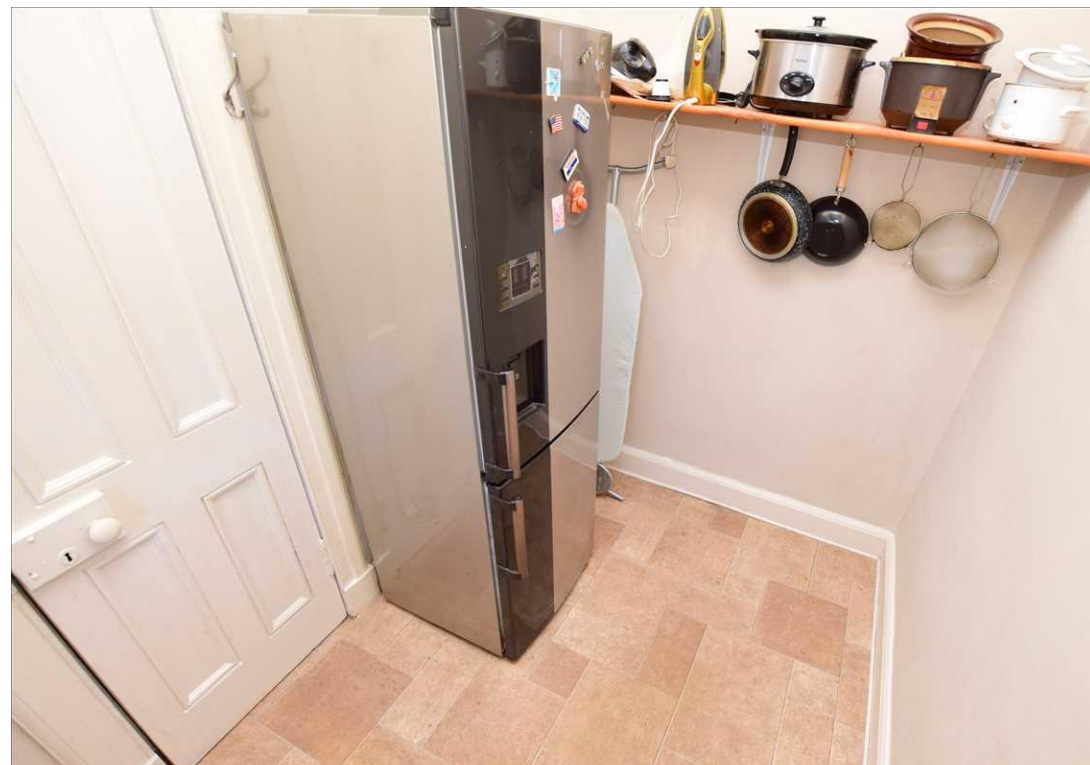
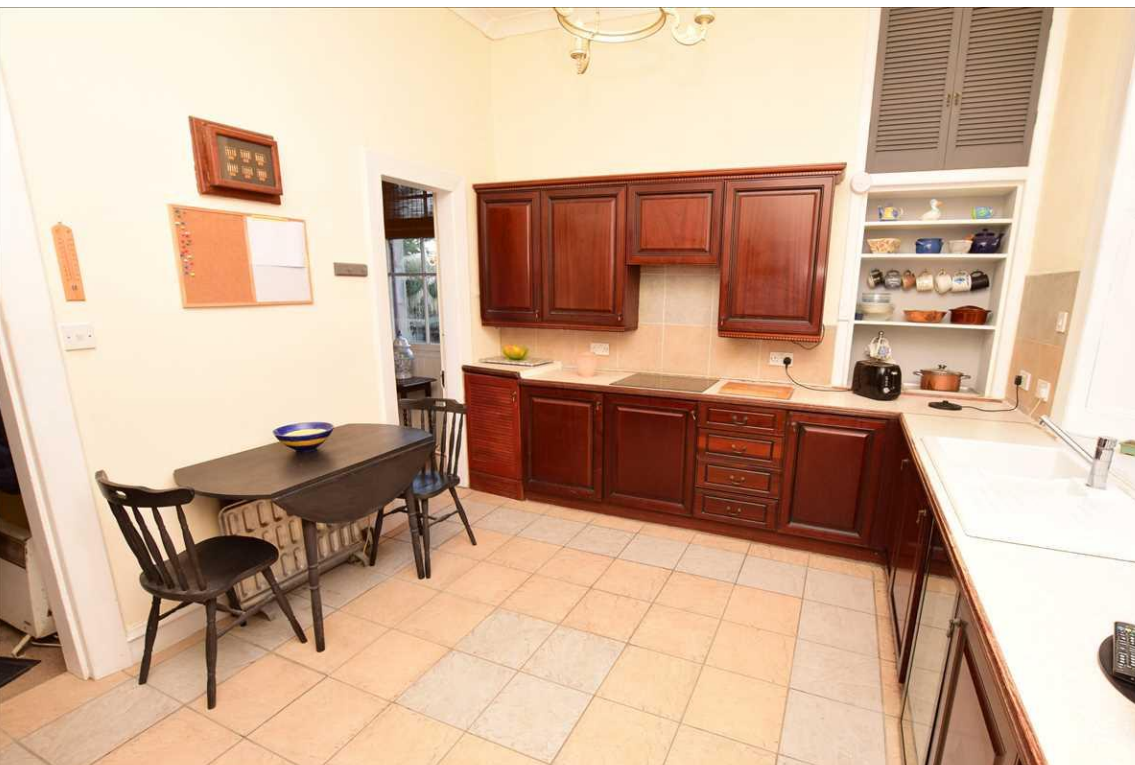
KEY FEATURES

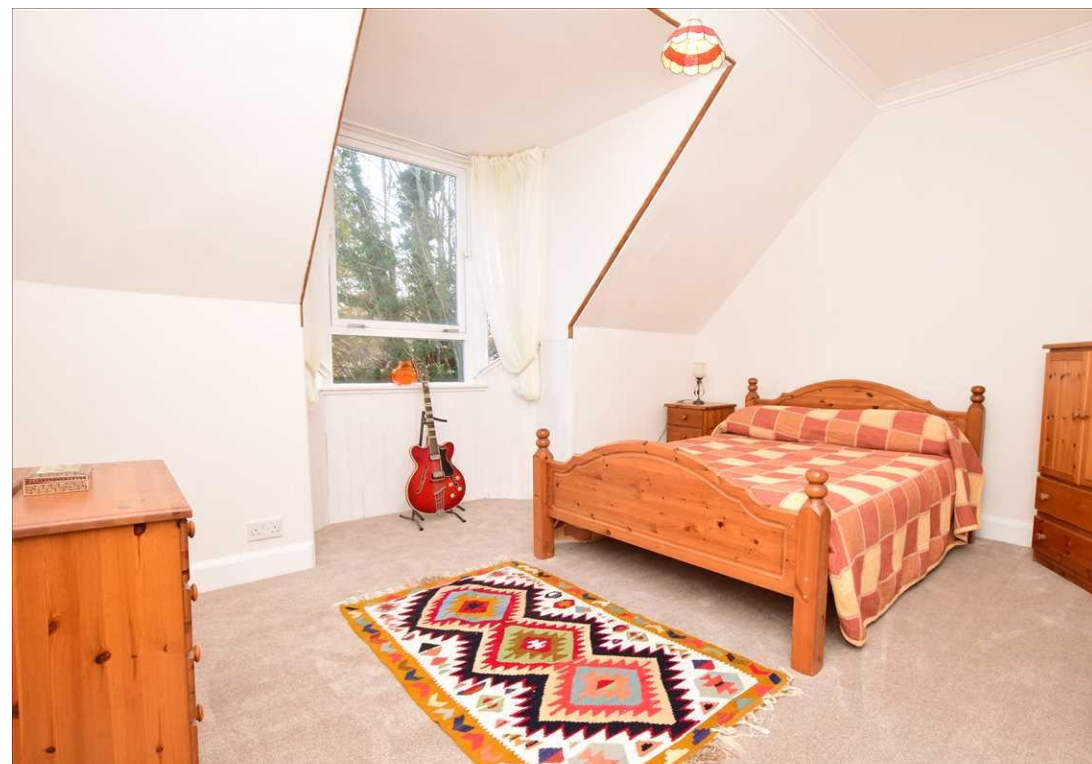
- Larger style detached traditional family home in a great location
- Spacious and flexible living accommodation
- 3 large reception rooms on the ground floor
- Good sized kitchen with walnut oak coloured wall and floor units, separate utility room and pantry store
- Handy workshop room to the rear
- Large main bathroom suite on the upper floor + downstairs WC
- 4 bedrooms - 3 generous doubles and a single
- Large Garden to rear with lots of privacy, lawn area, mature shrubs and trees, and off street parking
- Central Hamilton location within walking distance of the town centre, train and bus station
- COUNCIL TAX BAND:F - EPC RATING:D

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South Park Road, Hamilton, ML3 6PN

Move On are delighted to present to the market this traditional 4/5 bedroom detached villa in Hamilton - South Park Road.

This substantial family home, built in 1906, has spacious and flexible living accommodation formed over 2 levels. On arrival at the property there is a welcoming and grand entrance hall, which leads to each of the 3 spacious reception rooms on the ground floor allowing the option to use as living areas, dining, playroom, home office or further bedrooms. The kitchen is a great size with walnut oak coloured wall and floor units, contrasting white worktops and tiled flooring, and there is a separate utility room and pantry store cupboard. To the rear of the building is a handy additional room, currently used as a workshop, but could easily be switched to a home office, perfect for those working or running a business from home. Completing the downstairs accommodation is a convenient WC. On the first floor there are 3 sizeable double bedrooms, as well as a 4th single bedroom/ snug/ study room and a generous bathroom suite with corner shaped bath.

Externally the property sits on a large, fully enclosed and private plot with mature gardens all round, perimeter wall, shrubs and trees. There is a large lawn area to the rear, and off street parking for several cars.

South Park Road is a sought after location close to Hamilton town centre, within walking distance of all local amenities, shops, bars, restaurants and leisure facilities. It is also ideally placed for commuters too, with Hamilton Central train station being within walking distance as well as the bus station. The M74 and East Kilbride Expressway are just a few moments drive, which link further to the M8, M73, M6 and beyond.

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ROOM MEASUREMENTS

Lounge: 6.90m (22' 8") x 4.50m (14' 9")

Dining Room: 4.80m (15' 9") x 4.30m (14' 1")

2nd lounge: 4.50m (14' 9") x 3.80m (12' 6")

Kitchen: 4.20m (13' 9") x 3.30m (10' 10")

Utility Room: 2.80m (9' 2") x 1.80m (5' 11")

Downstairs WC: 1.70m (5' 7") x 1.60m (5' 3")

Bedroom 1: 4.70m (15' 5") x 5.50m (18' 1")

Bedroom 2: 4.40m (14' 5") x 4.20m (13' 9")

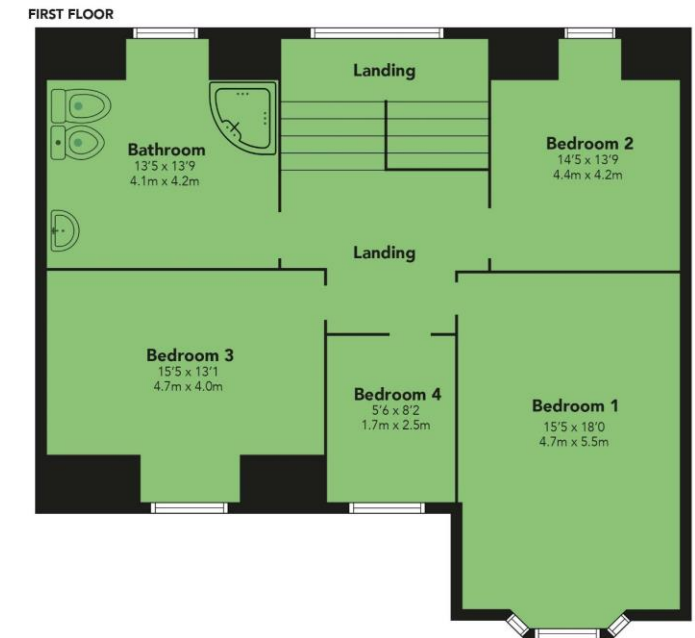
Bedroom 3: 4.70m (15' 5") x 4.00m (13' 1")

Bedroom 4: 2.50m (8' 2") x 1.70m (5' 7")

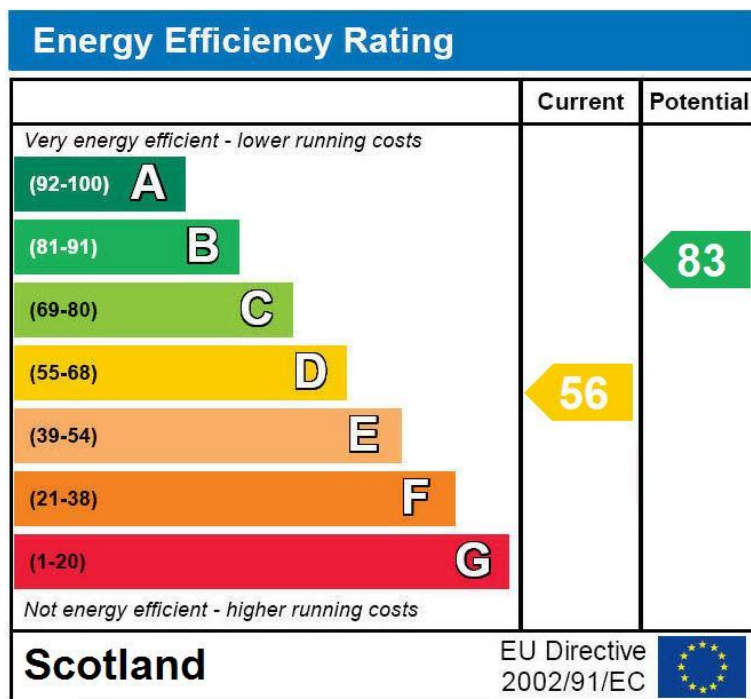
Bathroom: 4.20m (13' 9") x 4.10m (13' 5")



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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.

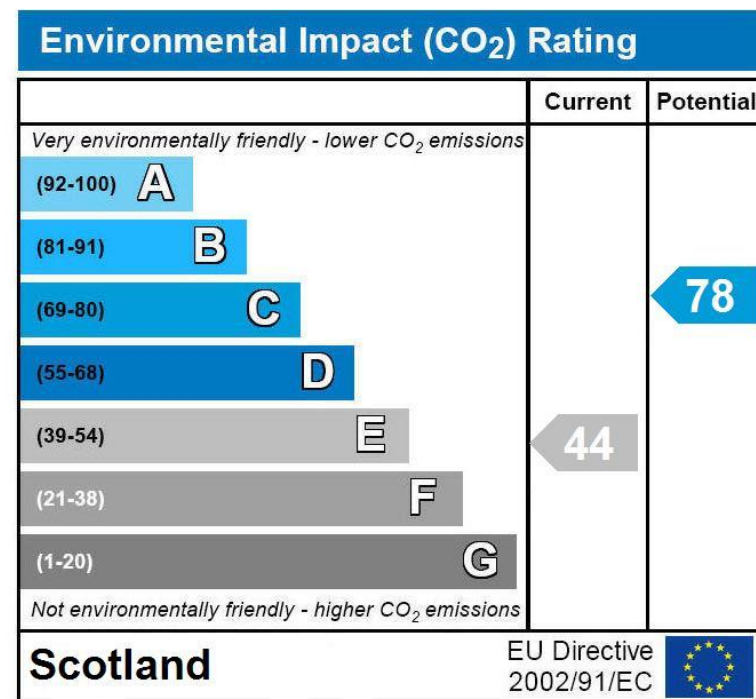


Energy Efficiency Rating

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 D (56)**. 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 E (44)**. 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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