



Kenilworth Crescent
Hamilton, ML3 9LT

move n

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Ground Floor Flat

**2 Bedrooms
1 Reception
1 Bathroom**



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KEY FEATURES

- Well presented cottage flat with own main door entry to front and rear + living accommodation all on the ground level
- Bright lounge with laminate flooring and feature fireplace
- Modern kitchen with cream wall and floor units, oak coloured worktops and an integrated fridge freezer and washing machine
- Fully tiled bathroom suite with a shower over the bath
- 2 double bedrooms with storage and new carpets
- Freshly painted throughout and in wk-in condition. Excellent first time buy or buy to let
- 2 car driveway to front. Enclosed paved garden to rear
- Close to local amenities and schools as well as Hamilton West train station
- Easy access to M74 motorway and East Kilbride Expressway
- COUNCIL TAX BAND:A - EPC RATING: C



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Kenilworth Crescent, Hamilton, ML3 9LT

Move On are delighted to present to the market this lovely 2 bedroom lower cottage flat in Hamilton - Kenilworth Crescent.

This well presented flat has it's own front & back door entry, and living accommodation all on the ground level which includes: A bright lounge with laminate flooring, feature fireplace and neutral decor; modern kitchen with cream wall and floor units, contrasting oak coloured worktops and an integrated fridge freezer and washing machine; 2 double bedrooms with new grey carpets and storage; and a modern bathroom suite which is fully tiled and has a shower over the bath. There is gas central heating, double glazing and the property has been freshly painted throughout.

Externally there is a 2 car driveway to the front and a small lawn area, and the rear garden is fully enclosed with a perimeter fence and mostly laid with paving slabs.

Kenilworth Crescent is located in the Burnbank/Udston area of Hamilton and is conveniently placed for amenities including local shops, schools and transport links. The East Kilbride Expressway, Raith interchange and M74 motorway networks are within a few minutes drive. Hamilton train and bus station are also nearby. Hamilton is well served for recreational facilities including Sports centres, gyms, golf courses and Strathclyde Country Park.



ROOM MEASUREMENTS

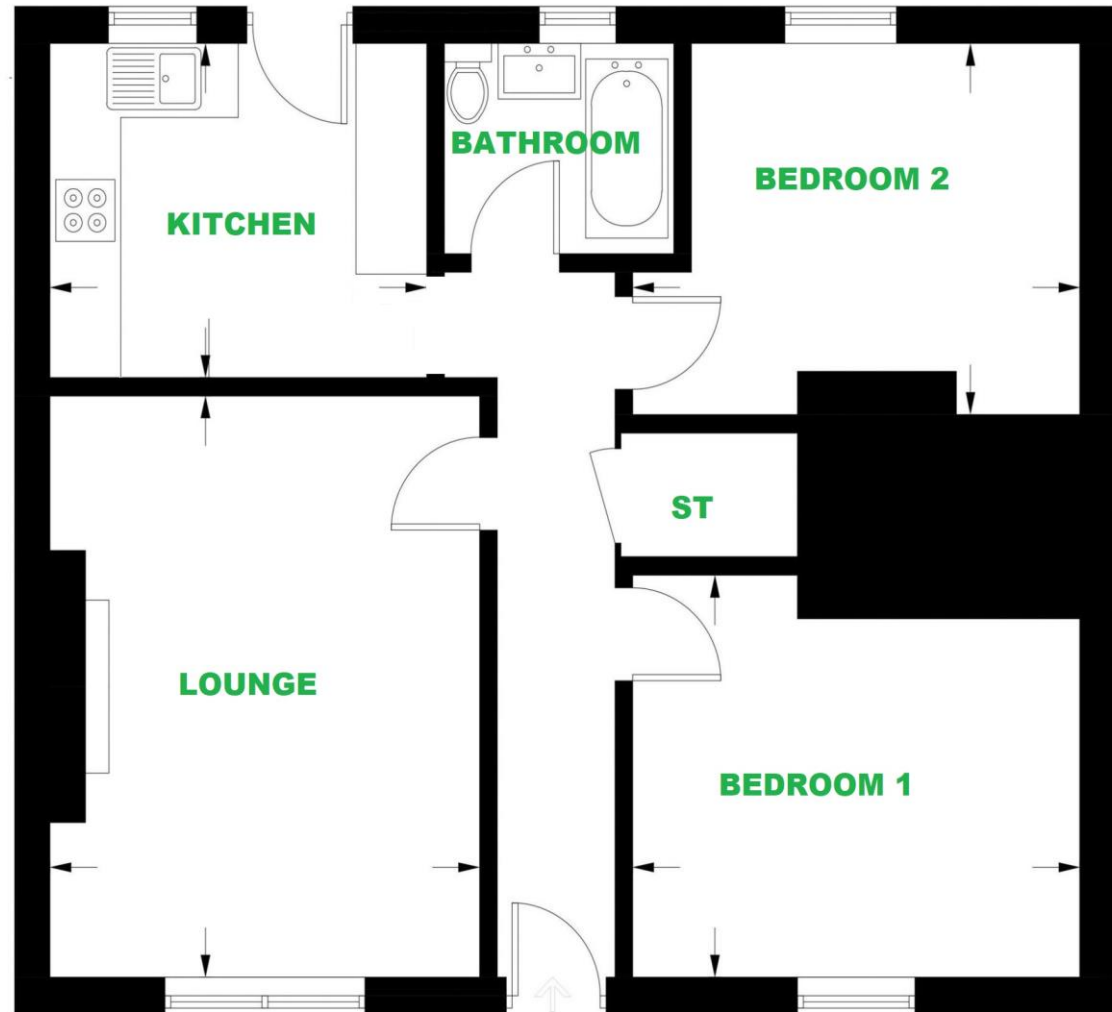
Lounge: 4.70m (15' 5") x 3.24m (10' 8")

Kitchen: 3.20m (10' 6") x 2.70m (8' 10")

Bedroom 1: 3.80m (12' 6") x 3.25m (10' 8")

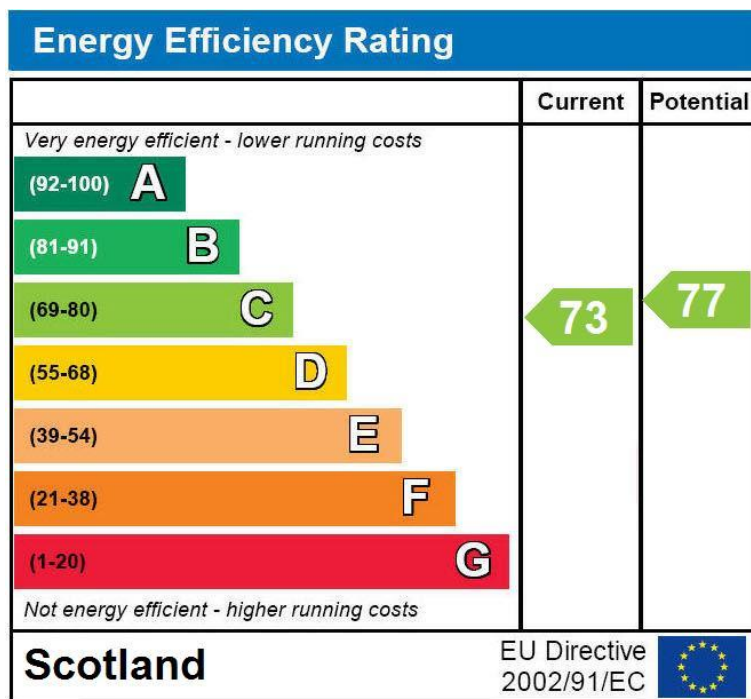
Bedroom 2: 3.80m (12' 6") x 3.00m (9' 10")

Bathroom: 1.99m (6' 6") x 1.90m (6' 3")



Floorplans are indicative only - NOT TO SCALE

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.

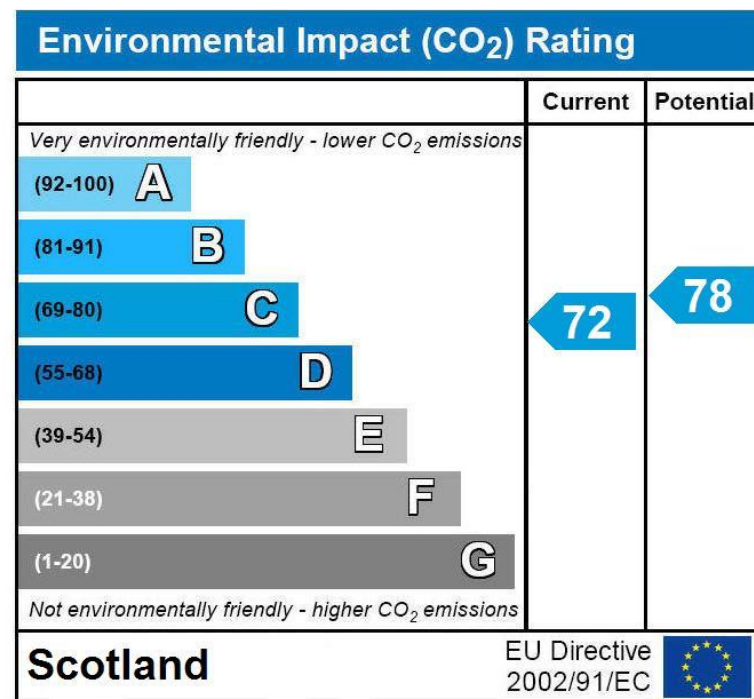


Energy Efficiency Rating

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 (73)**. 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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