



Bourtree Road
Hamilton, ML3 8PT

move  **on**

Bourtree Road
Hamilton
ML3 8PT

Detached

3 Bedrooms
2 Receptions
1 Bathroom



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KEY FEATURES

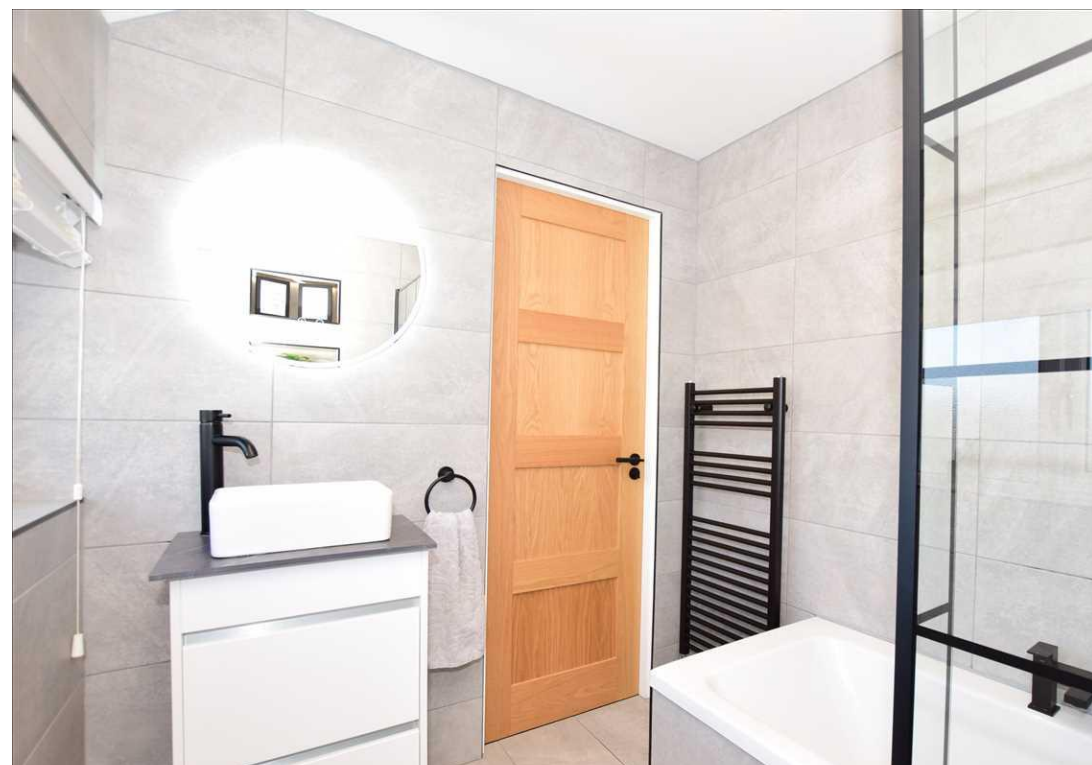
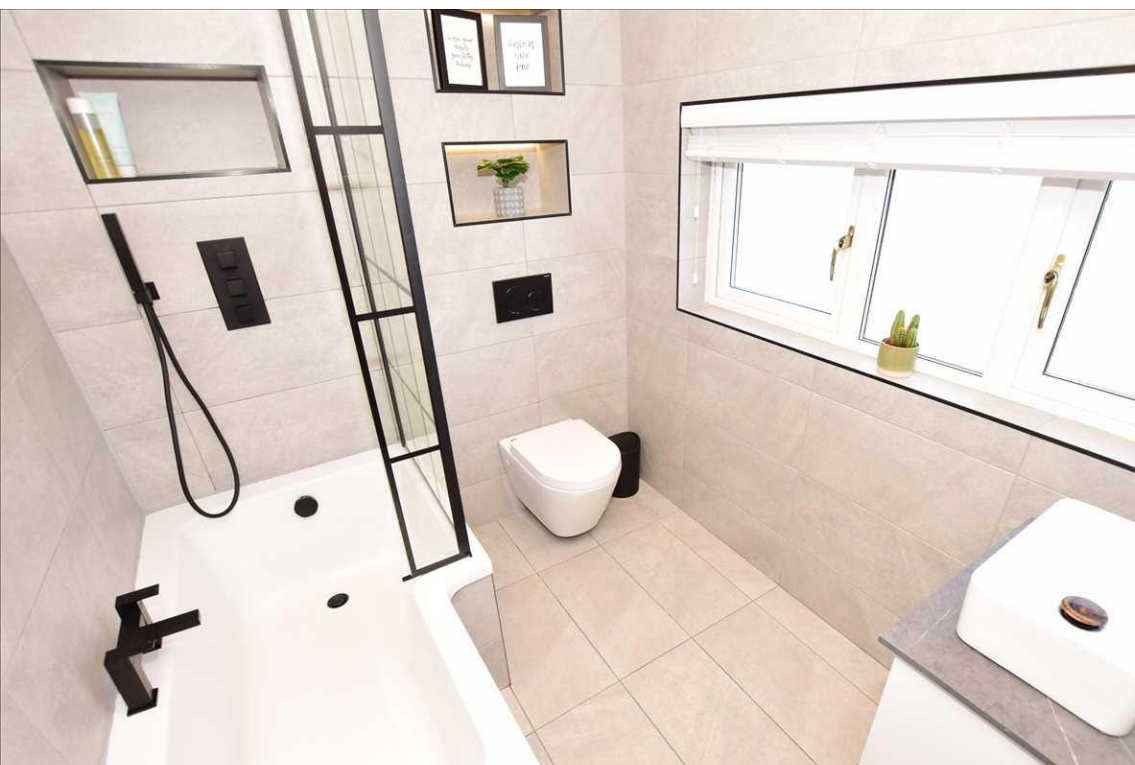
- Immaculate detached family home
- Recently refurbished throughout and finished to a high standard
- Bright lounge with laminate flooring, tasteful decor and integrated Bluetooth sound system
- Separate dining room
- Stunning kitchen with grey wall and floor units, and integrated appliances
- Gorgeous designer bathroom suite with underfloor heating
- 3 bedrooms, all with tasteful decor and storage
- 4 car driveway to front/side leading to a detached garage with home office. Landscaped & enclosed rear garden with artificial grass, decking and Smart lighting
- Desirable location close to Hamilton town centre, train and bus station and easy access to transport links
- COUNCIL TAX BAND: E - EPC RATING: C

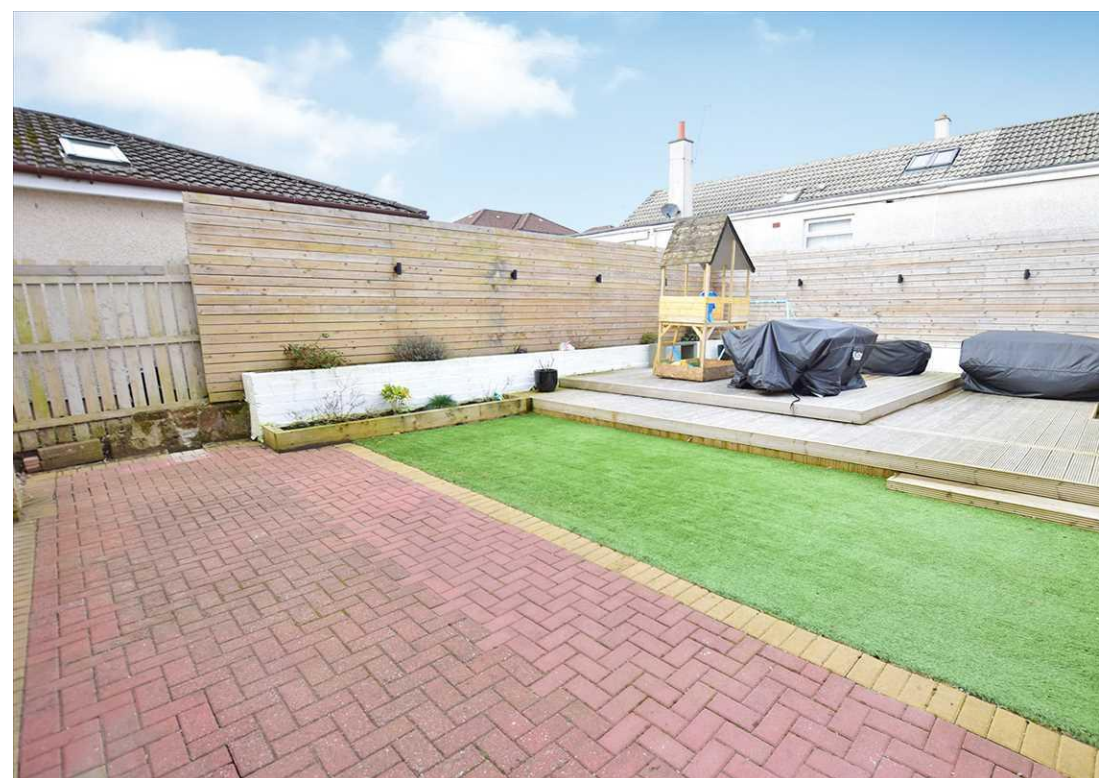
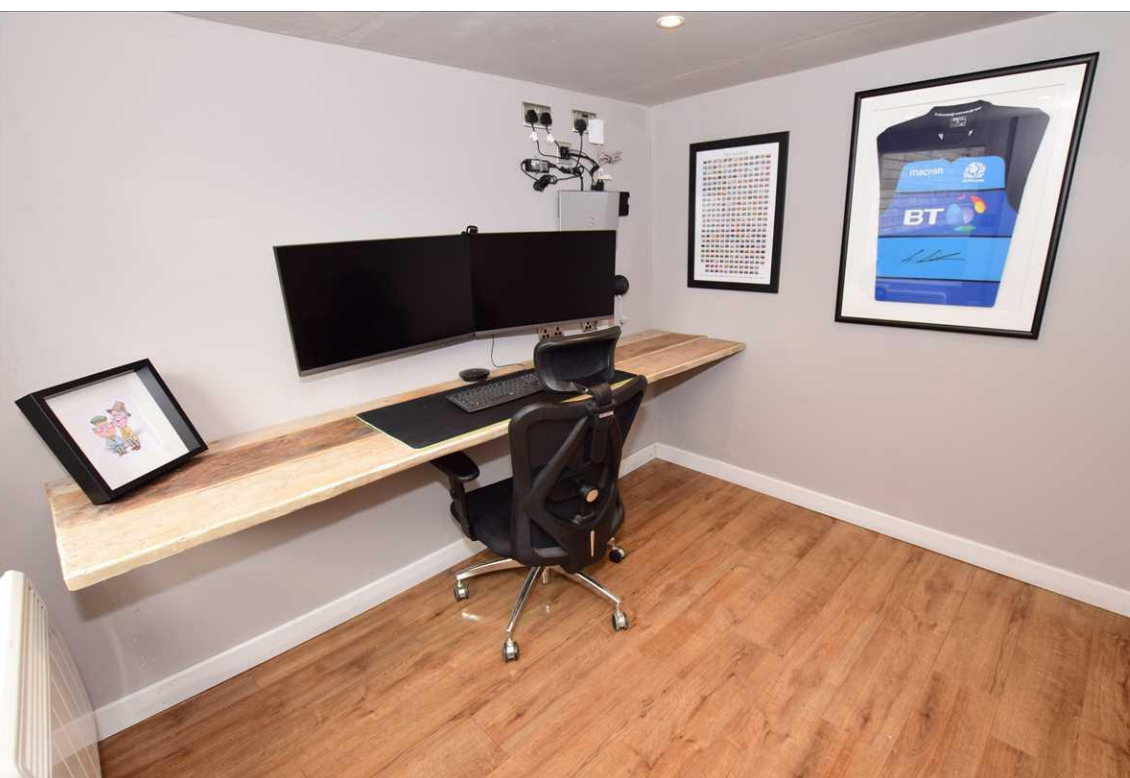
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Bourtree Road, Hamilton, ML3 8PT

Move On are delighted to present to the market this absolutely stunning 3 bedroom detached villa in Hamilton - Bourtree Road.

This outstanding home has recently been refurbished throughout, finished to the highest standard, and is in true walk-in condition. The accommodation features: a bright lounge with tasteful decor, laminate flooring, integrated Bluetooth sound system and double doors leading to the separate, rear facing dining room; gorgeous, modern kitchen with light grey wall and floor units, contrasting compact laminate worktops, tiled splashback, feature kick plate lighting, integrated fridge freezer, dishwasher, washing machine, microwave and oven; 3 bedrooms on the first floor - 2 generous doubles with fitted wardrobes and a single with a storage cupboard; and a stunning fully tiled luxury bathroom suite with underfloor heating. The central heating system has been fully upgraded and the electrics rewired throughout in 2021.

Externally there is a 4 car monoblocked driveway to the front and side which leads to the detached garage, and a fully enclosed rear garden which has recently been landscaped with a paved patio, artificial grass, decking and smart outdoor lighting. To the rear of the garage there is a handy home office area, which is perfect for those working from home.

Bourtree Road is a desirable location in the Earnock area of Hamilton. Hamilton is well served for retail and leisure facilities including several retail parks, the Regent Shopping centre, Hamilton Palace Grounds, Vue cinema, various gyms and health suites, golf courses, tennis and rugby clubs, Hamilton Park races, Chatelherault and Strathclyde Country Park. Train Stations are located in Hamilton Central and Hamilton West with frequent services to Glasgow, Hamilton Bus Station connects many cities around the country, and for those commuting by car both the M8 and M74 motorways are easily accessible.



ROOM MEASUREMENTS

Lounge: 4.10m (13' 5") x 3.50m (11' 6")

Dining Room: 3.40m (11' 2") x 2.80m (9' 2")

Kitchen: 3.40m (11' 2") x 2.60m (8' 6")

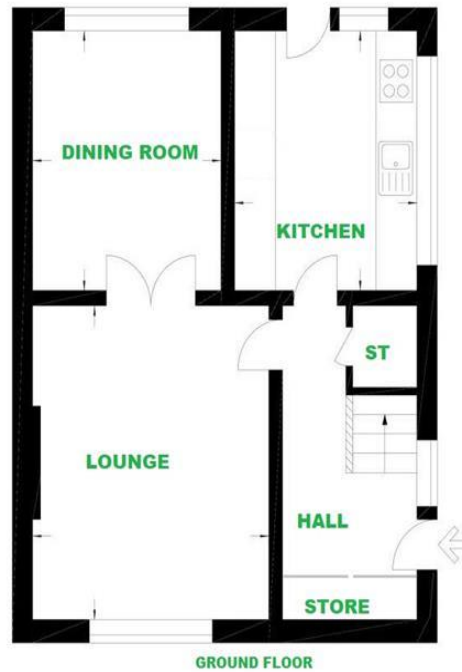
Bedroom 1: 4.10m (13' 5") x 3.60m (11' 10")

Bedroom 2: 3.60m (11' 10") x 3.40m (11' 2")

Bedroom 3: 2.40m (7' 10") x 1.90m (6' 3")

Bathroom: 2.40m (7' 10") x 1.90m (6' 3")

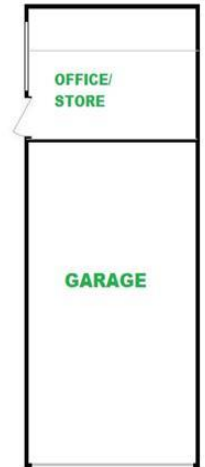
Office: 2.80m (9' 2") x 2.20m (7' 3")



GROUND FLOOR

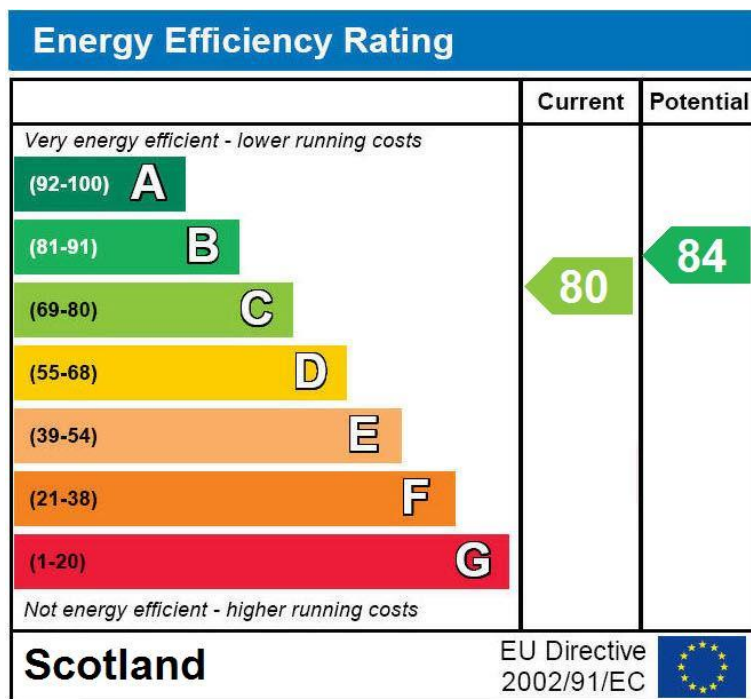


FIRST FLOOR



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.

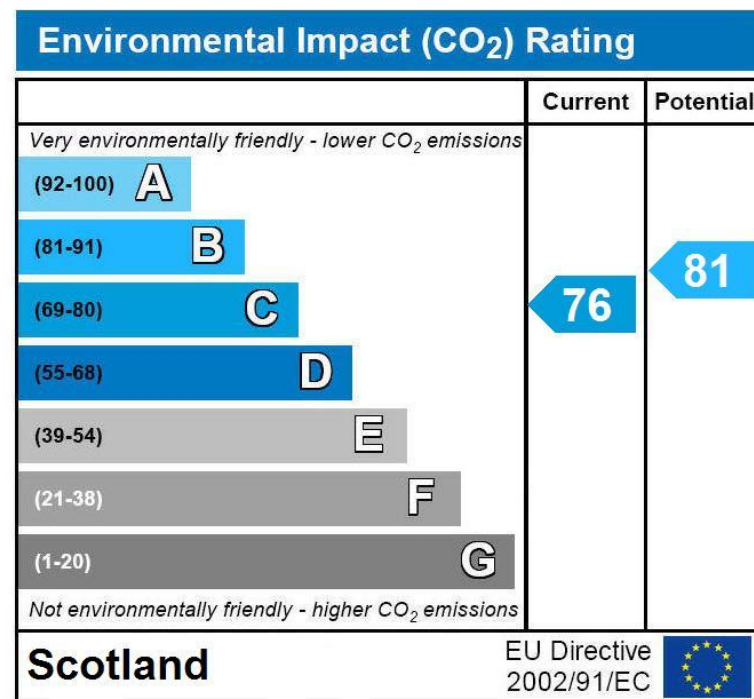


Energy Efficiency Rating

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 (80)**. 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 (76)**. 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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