



Buchan Street
Hamilton, ML3 8JZ

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Buchan Street
Hamilton
ML3 8JZ

First Floor Flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- **First floor flat**
- **Great opportunity to put your own stamp and decor touches to a property requiring some cosmetic upgrading**
- **Front facing lounge with laminate flooring and feature fireplace**
- **Good sized kitchen**
- **2 double bedrooms with storage**
- **Tiled bathroom**
- **Paved driveway to front. Large rear garden laid to lawn**
- **Located in the Fairhill area of Hamilton, just outside the town centre, shops and leisure facilities**
- **Handy for transport links - close to Hamilton train and bus station and easy access to the M74 motorway and East Kilbride Expressway**
- **COUNCIL TAX BAND: A - EPC RATING:D**



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Buchan Street, Hamilton, ML3 8JZ

Move On are delighted to present to the market this 2 bedroom upper flat in Hamilton - Buchan Street.

Requiring some cosmetic upgrading, this is a great opportunity to put your own stamp on a home with great potential. The property has its own main door entry, and heading up the internal stairs leads to the accommodation consisting of: a front facing lounge; good sized kitchen, 2 double bedrooms with fitted storage; and a bathroom.

Externally there is a paved driveway to the front providing off-street parking, and to the rear is a sizeable garden which is laid to lawn with perimeter fencing.

Buchan Street is located in the Fairhill area of Hamilton just outside the town centre which has a variety of retail and leisure facilities, shops, bars, restaurants, major supermarkets and cinema. For those commuting there is a bus stop nearby, Hamilton has 2 train stations connecting Glasgow and beyond, and the M74 motorway and East Kilbride expressway are within a few minutes drive.

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ROOM MEASUREMENTS

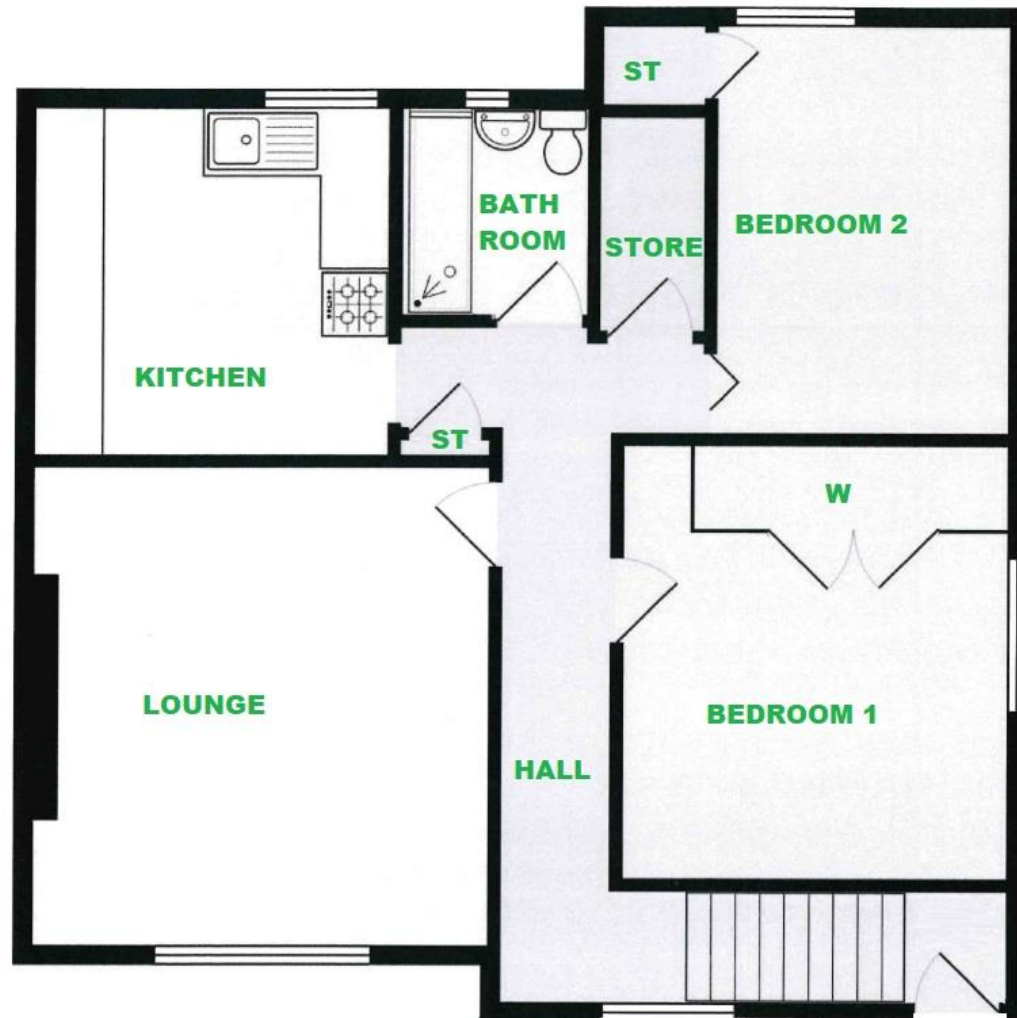
Lounge: 4.30m (14' 1") x 4.20m (13' 9")

Kitchen: 3.30m (10' 10") x 3.10m (10' 2")

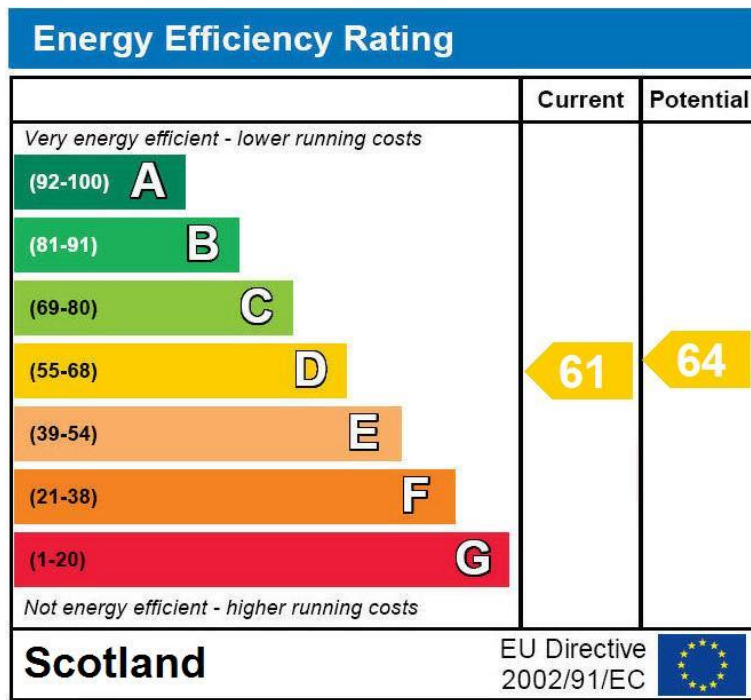
Bedroom 1: 4.10m (13' 5") x 3.50m (11' 6")

Bedroom 2: 3.60m (11' 10") x 2.60m (8' 6")

Bathroom: 2.00m (6' 7") x 1.70m (5' 7")



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.

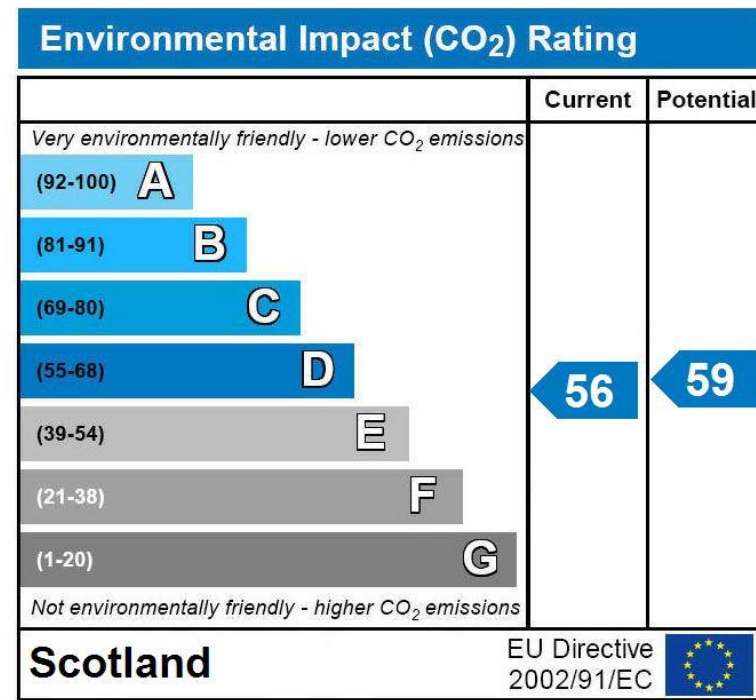


Energy Efficiency Rating

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 (61)**. 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 D (56)**. 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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