



Parkwood Terrace
Hamilton, ML3 0RU

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Ground floor Flat

2 Bedrooms
1 Reception
1 Bathroom



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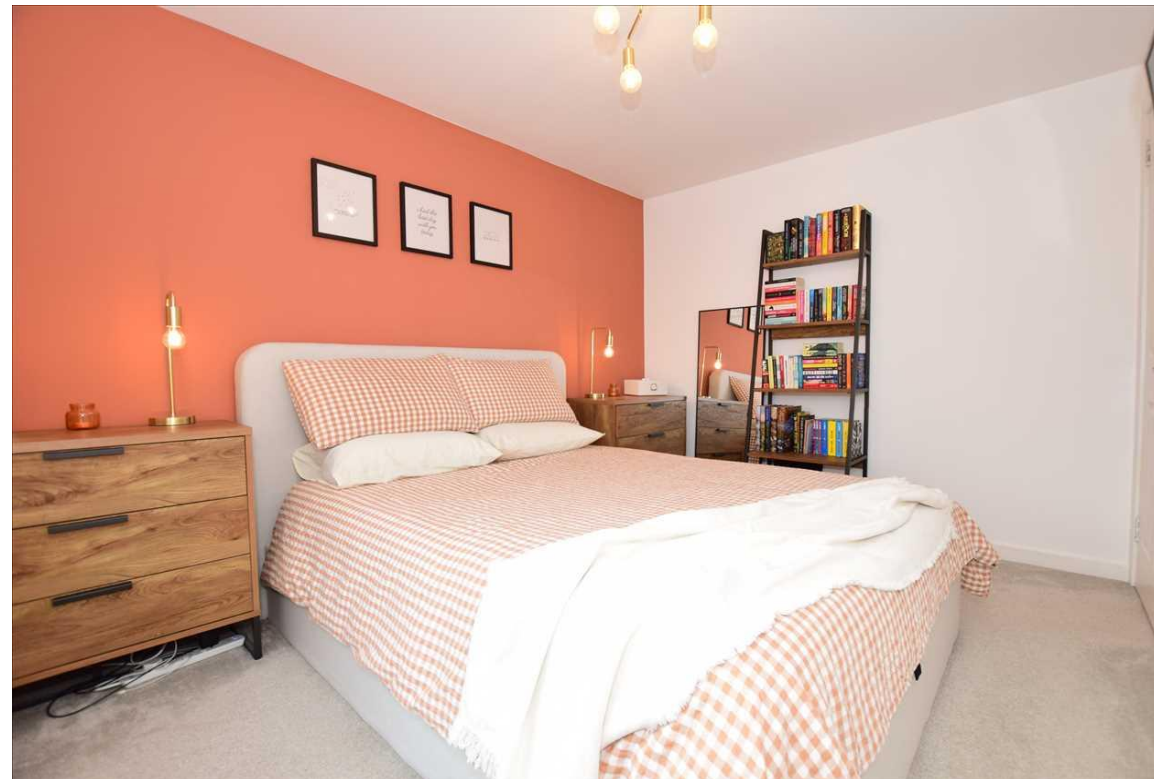
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KEY FEATURES

- Beautifully presented ground floor flat in walk-in condition
- Bright lounge with tasteful decor and dual aspect windows
- Good sized kitchen with white wall and floor units, black worktops and space for dining
- 2 double bedrooms, with fitted wardrobes in the master bedroom + 2 large storage cupboards in the hall
- Modern, tiled shower room
- Communal garden with drying green to the rear
- 2 allocated parking spaces
- Located in a popular area, just outside Hamilton town centre, close to amenities, Hamilton West and Central train stations + bus station
- Easy access to the M74 motorway
- COUNCIL TAX BAND: B - EPC RATING: C

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Parkwood Terrace, Hamilton, ML3 0RU

Move On are delighted to present to the market this gorgeous 2 bedroom ground floor flat in Hamilton – Parkwood Terrace.

This lovely home is in true walk-in condition, and the accommodation features: A bright lounge with tasteful décor, walnut oak coloured laminate flooring, and dual aspect windows which maximise light into the room; good sized kitchen with white wall and floor units, contrasting black worktops, tiled floor and space for dining; 2 double bedrooms – again with fresh décor – and fitted wardrobes in the main bedroom; modern shower room with a double enclosure, white sanitary ware and grey floor tiles; and there are 2 further large storage cupboards in the hall. There is gas central heating and double glazing.

Externally, there is a well kept communal garden laid to lawn with drying green to the rear of the property, and to the front is 2 allocated parking spaces.

Parkwood Terrace is a quiet cul-de-sac, set within a modern development in the Whitehill area of Hamilton, just outside the town centre which has a fantastic selection of retail facilities, shops, restaurants, bars, major supermarkets and cinema, Hamilton West train station is just a few minutes away, with Hamilton Central train and bus station being within easy reach too. There is easy access to the M74 for those travelling by car.

This fantastic home would make an excellent first time buy, buy to let, suit those wishing to downsize, or anyone looking for living accommodation all on the ground level.



ROOM MEASUREMENTS

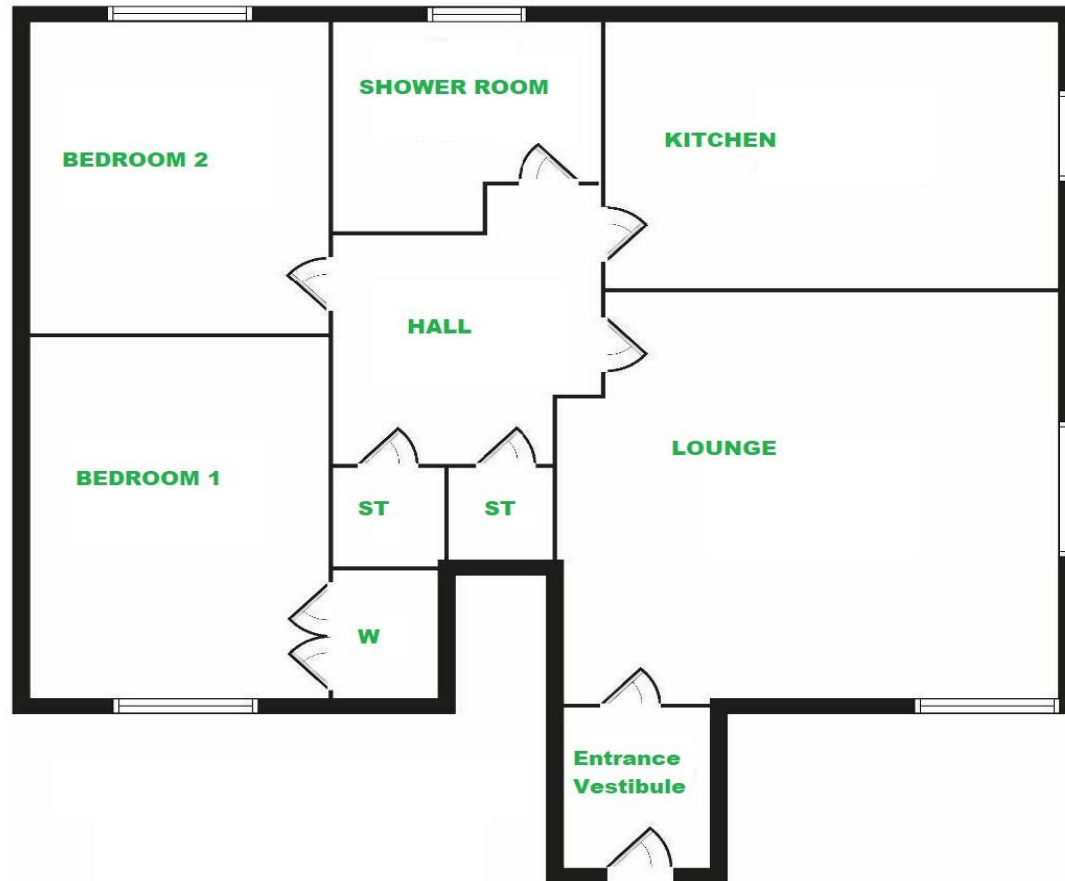
Lounge: 4.52m (14' 10") x 4.14m (13' 7")

Kitchen: 4.08m (13' 5") x 2.61m (8' 7")

Bedroom 1: 3.60m (11' 10") x 2.71m (8' 11")

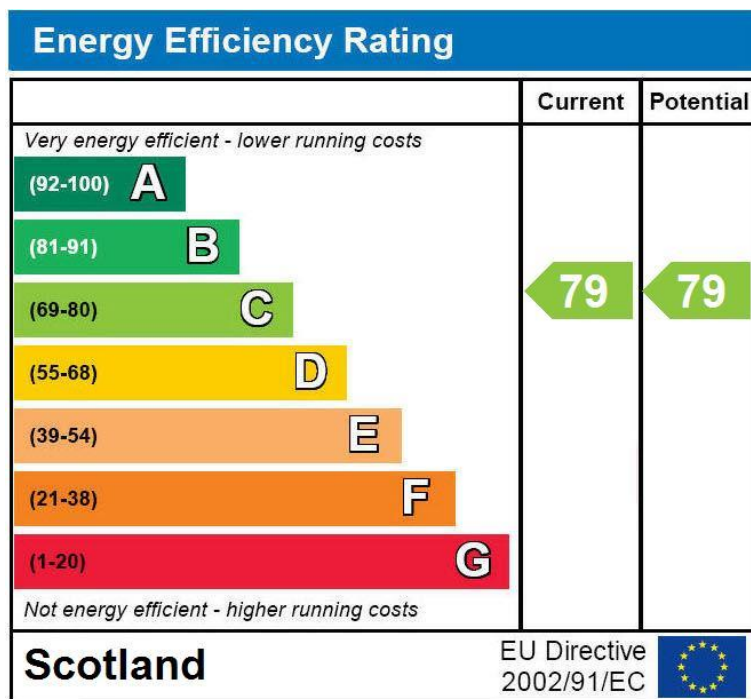
Bedroom 2: 3.14m (10' 4") x 2.71m (8' 11")

Shower Room: 2.36m (7' 9") x 2.10m (6' 11")



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.

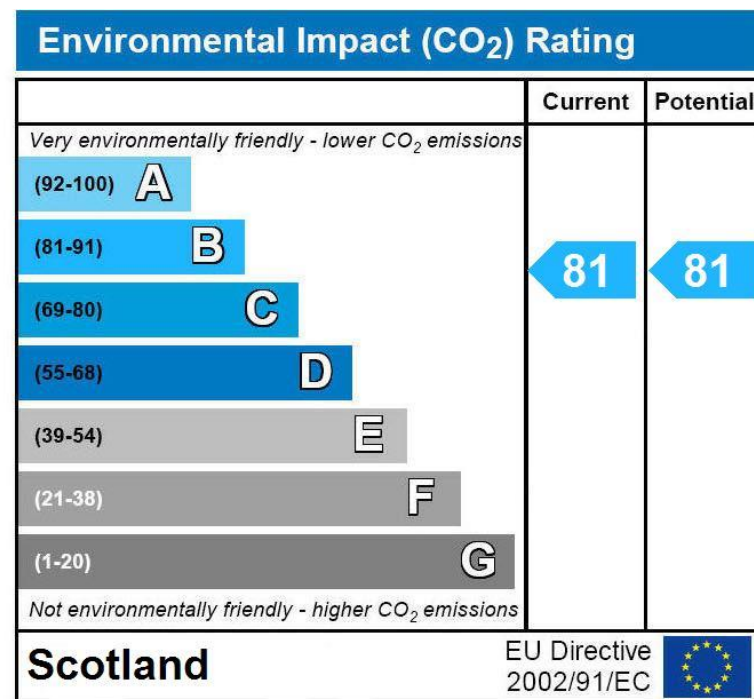


Energy Efficiency Rating

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 (79)**. 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 B (81)**. 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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