



Burnblea Gardens

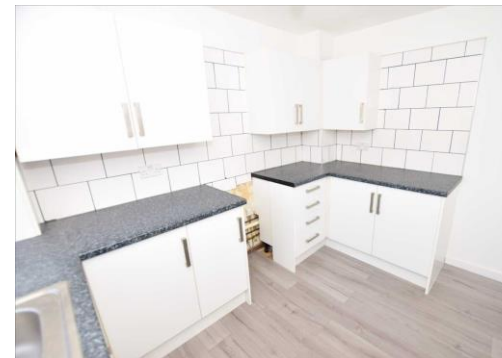
Hamilton, ML3 6RP

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**Burnblea Gardens
Hamilton
ML3 6RP**

Flat/Apartment

**1 Bedrooms
1 Reception
1 Bathroom**



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KEY FEATURES

- 2nd floor flat
- Freshly decorated with new floor coverings throughout
- Bright lounge with neutral decor and dual aspect windows
- Good sized kitchen with white wall and floor units and tiled splashback
- Bathroom finished with a mix of tiles and marble effect wet wall panelling
- Double bedroom with storage cupboard
- Additional box/storeroom + 2 further storage cupboards in the hallway
- Residents parking and communal gardens
- Walking distance to Hamilton town centre, train and bus stations, shops, supermarkets and bars
- EPC RATING: C COUNCIL TAX BAND: A



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Burnblea Gardens, Hamilton, ML3 6RP

Move On are delighted to present to the market this 1 bedroom, top floor flat in Hamilton - Burnblea Gardens.

This property is entered via a secure door entry system into a well-kept communal area. The flat itself is bright and airy, with new floor coverings, and recently redecorated throughout. The accommodation consists of a lounge with neutral decor and dual aspect windows; good sized kitchen with white wall and floor units, contrasting grey worktops and tiled splashback; double bedroom with large storage cupboard; bathroom suite finished with a mix of tiling & white and grey marble effect wet wall panelling; handy additional store/box room and 2 further large storage cupboards in the hallway. There is gas central heating and double glazing

Externally, the flat is surrounded by well maintained communal grounds and residents parking areas

Burnblea Gardens is a quiet cul-de-sac within walking distance of Hamilton town centre, train, and bus station. The property is ideally placed for all local amenities, recreational facilities and just a few minutes' drive from the M74 motorway, linking the M8, M73 and East Kilbride Expressway.



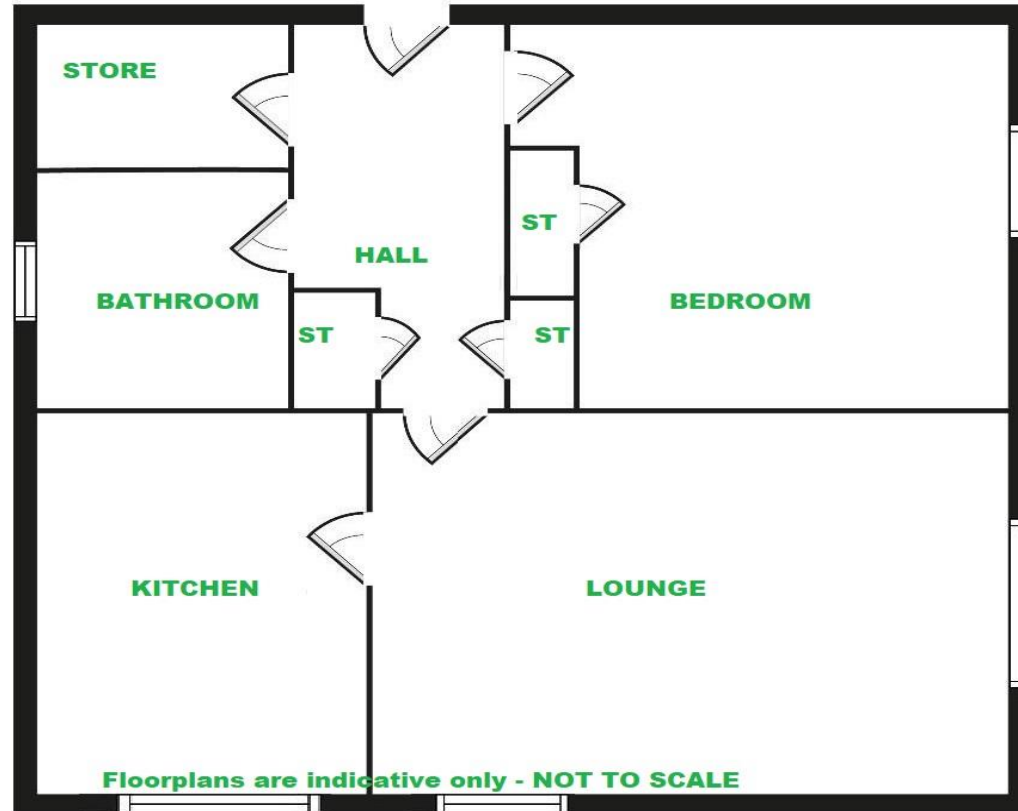
ROOM MEASUREMENTS

Lounge: 4.93m (16' 2") x 3.22m (10' 7")

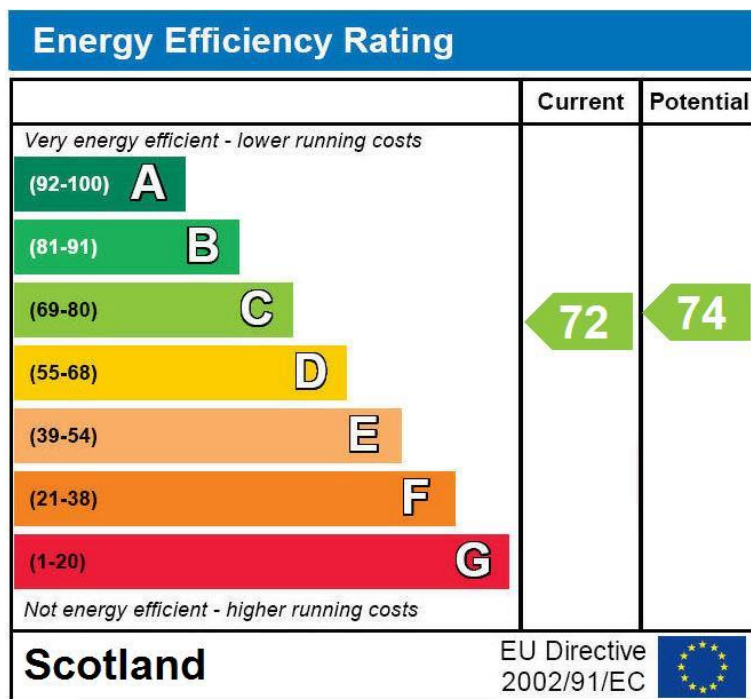
Kitchen: 3.31m (10' 10") x 2.26m (7' 5")

Bedroom: 3.83m (12' 7") x 3.28m (10' 9")

Bathroom: 1.94m (6' 4") x 1.75m (5' 9")



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.

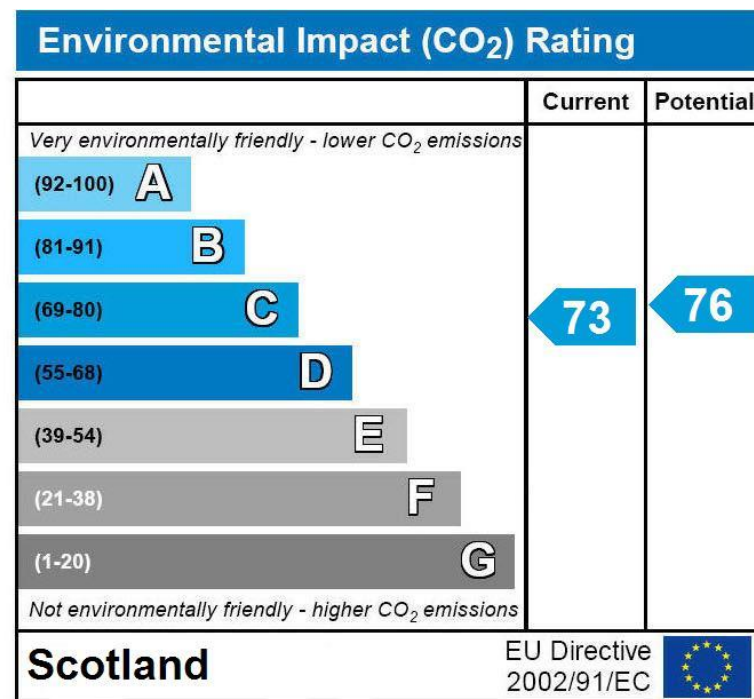


Energy Efficiency Rating

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 (72)**. 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 (73)**. 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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