



Leven Road,
Ferniegair, Hamilton, ML3 7WS

move n

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Ground floor flat

2 Bedrooms
1 Reception
2 Bathrooms

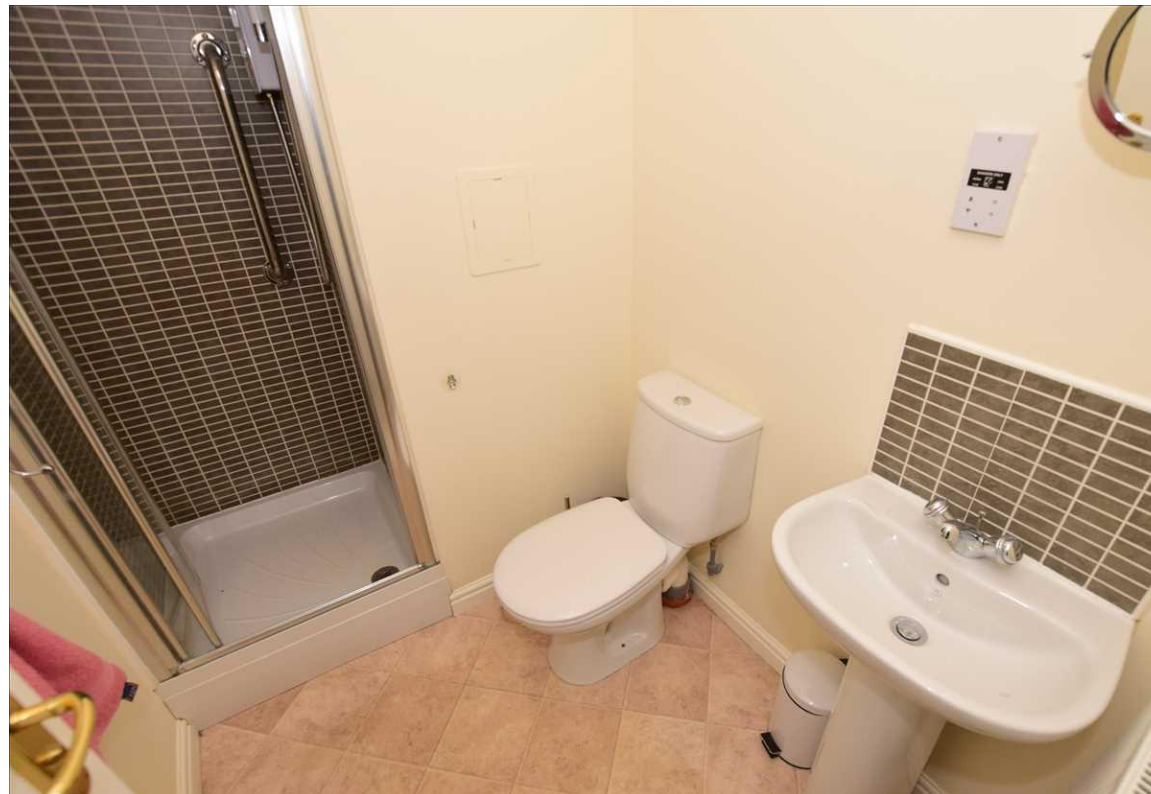


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KEY FEATURES

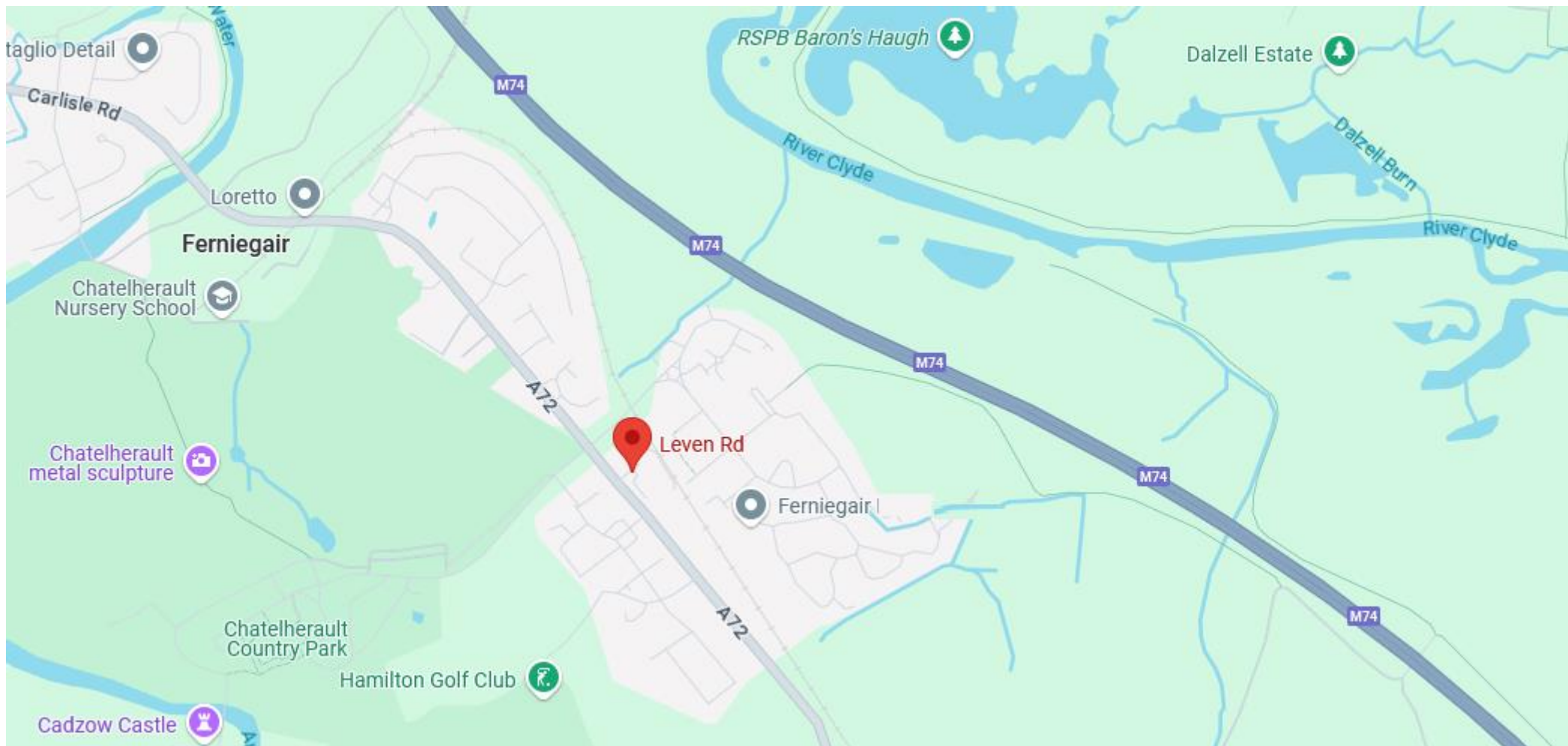
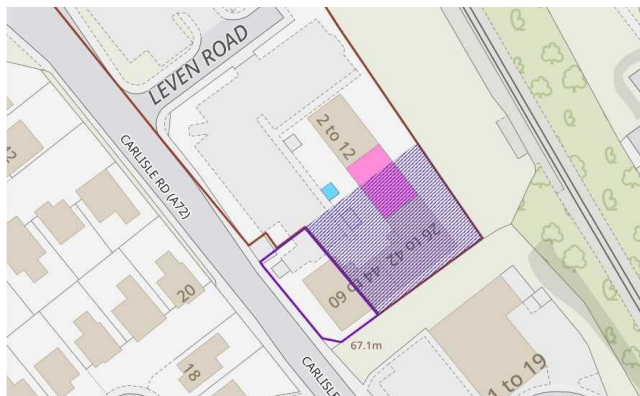
- Ground floor flat
- Rear facing lounge with neutral decor
- Good sized kitchen with light oak coloured wall and floor units and contrasting black worktops
- Modern shower room with double enclosure and partial tiling
- 2 bedrooms - bedroom 1 has fitted wardrobes and ensuite shower room
- Private parking for residents and guests
- Located in the desirable area of Ferniegair, just outside Hamilton town centre, and opposite Chatelherault Country Park
- Walking distance to Chatelherault train station
- Just a few moments drive from the M74 motorway
- COUNCIL TAX BAND: D - EPC RATING: B



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Leven Road, Ferniegair, Hamilton, ML3 7WS

Move On are delighted to present to the market this 2 bedroom ground floor flat in Ferniegair, Hamilton - Leven Road.

This lovely flat features a welcoming entrance hallway; rear facing lounge with neutral decor and carpeted flooring; good sized kitchen with light oak coloured wall and floor units, contrasting black worktops, and vinyl flooring; 2 double bedrooms with the main one benefiting from fitted wardrobes and an ensuite shower room; and a modern shower room with double enclosure and partial tiling. There is gas central heating, double glazing and security entry.

Externally there is a large parking area for residents and guests and manicured gardens surrounding by shrubs and trees.

Leven Road is located just off Carlisle Road, in the highly desirable village of Ferniegair, just outside Hamilton town centre and directly opposite the entrance to Chatelherault Country Park. There is easy access to local amenities, schools, and Hamilton town centre which has a large selection of retail facilities including The Regent Shopping Centre and Hamilton Palace Retail Park, major supermarkets, cinema, ice rink, golf courses, swimming baths and gyms. For those commuting, Chatelherault train station is within walking distance connecting to the main Glasgow line, and the M74 motorway is just a few moments drive. The property is also within the catchment area for the highly regarded high schools Hamilton Grammar and Holy Cross.

Do you have a property to sell? Move On can get you on the market! - contact our team to find out more.

Mortgage advice available on this property - get in touch to book an appointment with our experienced advisers who will search the mortgage marketplace to find you the best and most suitable deal!



ROOM MEASUREMENTS

Lounge: 4.45m (14' 7") x 4.00m (13' 1")

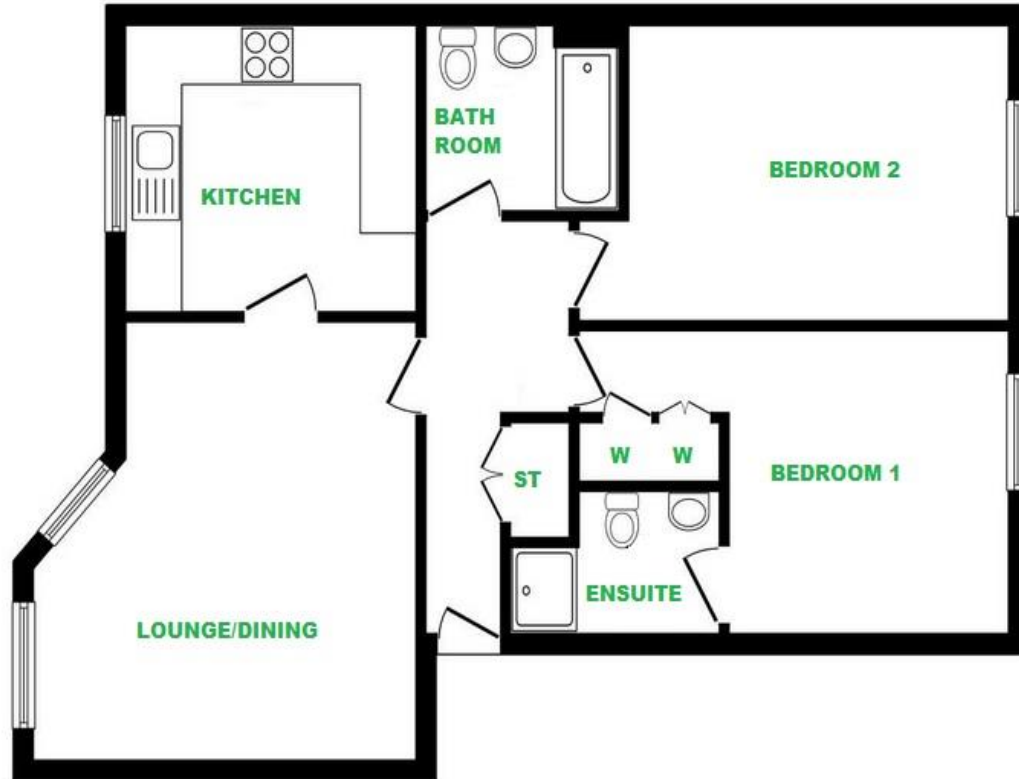
Kitchen: 3.10m (10' 2") x 3.10m (10' 2")

Bedroom 1: 4.50m (14' 9") x 3.10m (10' 2")

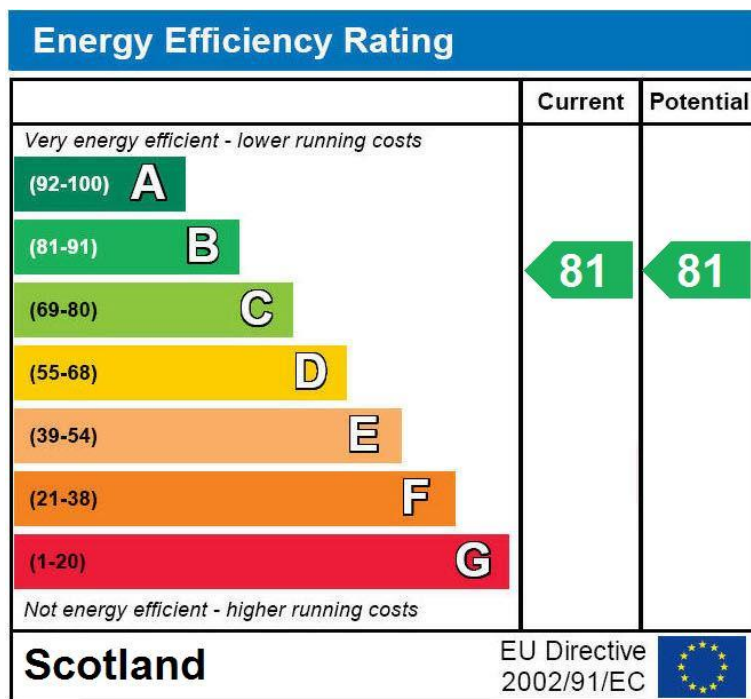
Ensuite: 2.30m (7' 7") x 1.50m (4' 11")

Bedroom 2: 4.50m (14' 9") x 3.00m (9' 10")

Bathroom: 2.00m (6' 7") x 1.95m (6' 5")



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.

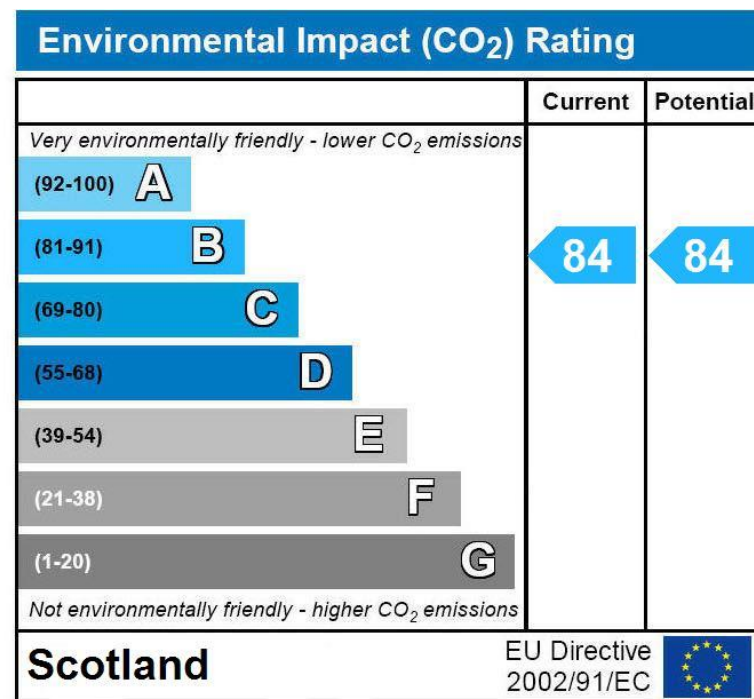


Energy Efficiency Rating

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 B (81)**. 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 (84)**. 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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