



OFFERS OVER

**£205,000**

**Merrick Gardens**  
Hamilton, ML3 7XS



## PROPERTY SUMMARY

**\*\*\*CLOSING DATE WEDNESDAY 3RD APRIL AT 11AM\*\*\*** This immaculately presented semi-detached bungalow is positioned at the end of a quiet and peaceful cul de sac and enjoys open country views to the rear. The current owners have taken great care in upgrading the property to the high standard it is now presented to the market in.

The all on the level accommodation comprises; bright and neutrally decorated hallway, generous front facing lounge with focal point fireplace and feature 'log burning' effect electric fire, two double bedrooms both with fitted storage, recently fitted shower room, modern fitted dining kitchen with integral appliances and a well proportioned conservatory to rear currently being used as a second sitting room.

Further benefits of the property are double glazing, gas central heating, detached garage, driveway for several cars, well maintained garden to front and easily maintained garden to rear with raised sun deck. The stunning open outlook and tranquil setting of this lovely home are sure to impress upon inspection.

2



1



2





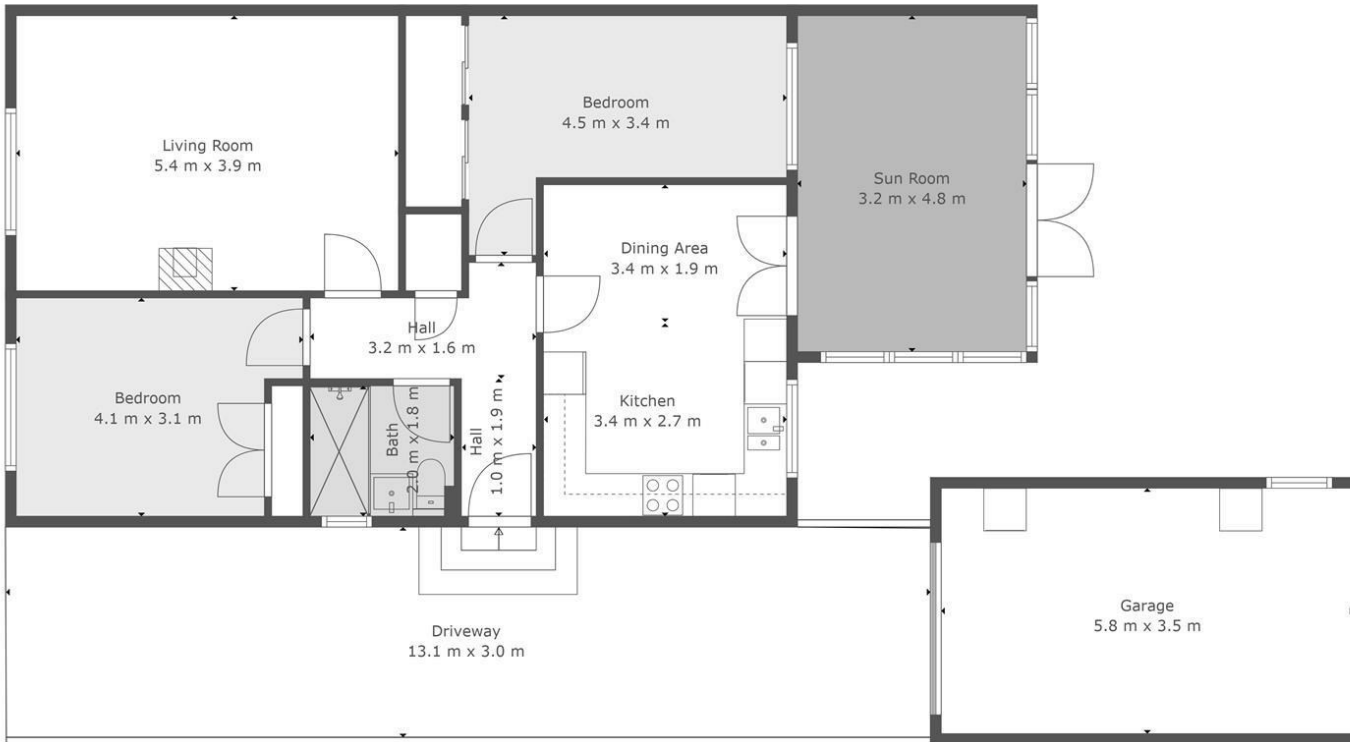












**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	



**TOTAL: 77 m2**  
**FLOOR 1: 77 m2**  
 EXCLUDED AREAS: GARAGE: 20 m2, SUN ROOM: 15 m2, DRIVEWAY: 39 m2

This Floorplan Is Intended To Give An Indication Of The Layout Only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
 9 Townhead Street  
 Strathaven  
 ML10 6AB

**OFFICE DETAILS**  
 01357 510088  
 judithmcgill@cruive-estateagents.co.uk