



OFFERS OVER

£299,000

Lady Watson Gardens
Hamilton, ML3 8RD

PROPERTY SUMMARY

This substantial detached bungalow occupies a prime position within this exclusive cul de sac. Constructed by the current family, this impressive property has never been on the open market. The extensive accommodation and garden grounds offer great potential and an incredible opportunity for a family to obtain their forever home.

The accommodation comprises entrance vestibule/porch, welcoming reception hallway, generous front facing lounge with feature stone fireplace and floor to ceiling picture window allowing in an abundance of light, dining size kitchen with access to rear garden, utility room also providing access to garden and shower room.

The property was originally constructed with five bedrooms, however at present there is access between bedrooms four and five to create a considerable master suite with dressing room and en-suite bathroom. This access could of course be blocked to separate the two rooms.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



TOTAL: 146 m2
FLOOR 1: 146 m2
EXCLUDED AREAS: GARAGE: 35 m2, " " : 8 m2, FIREPLACE: 1 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



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