



OFFERS OVER

**£199,000**

**Muir Street**  
Hamilton, ML3 6EU

## PROPERTY SUMMARY

Substantial traditional refurbished end of terrace villa with large South facing garden, garage, driveway and both front and rear access. Built circa 1900, with high ceilings, period features and central location, this lovely property is sure to make a fantastic home.

At ground level the spacious accommodation comprises; reception hallway, storage cupboard, bright front facing lounge, newly fitted dining size kitchen with over, hob and hood with space for appliances and family/dining room with access to rear garden.

Accessed via a middle landing on the stone turned staircase is a three-piece shower room. On the upper landing are two double bedrooms; one with built in storage. The first-floor accommodation is completed by a box room/study which would make a perfect walk-in dressing room.

The property further benefits from recently upgraded gas central heating system, electrical re-wire, double glazing, detached garage, driveway, and generous South facing garden.

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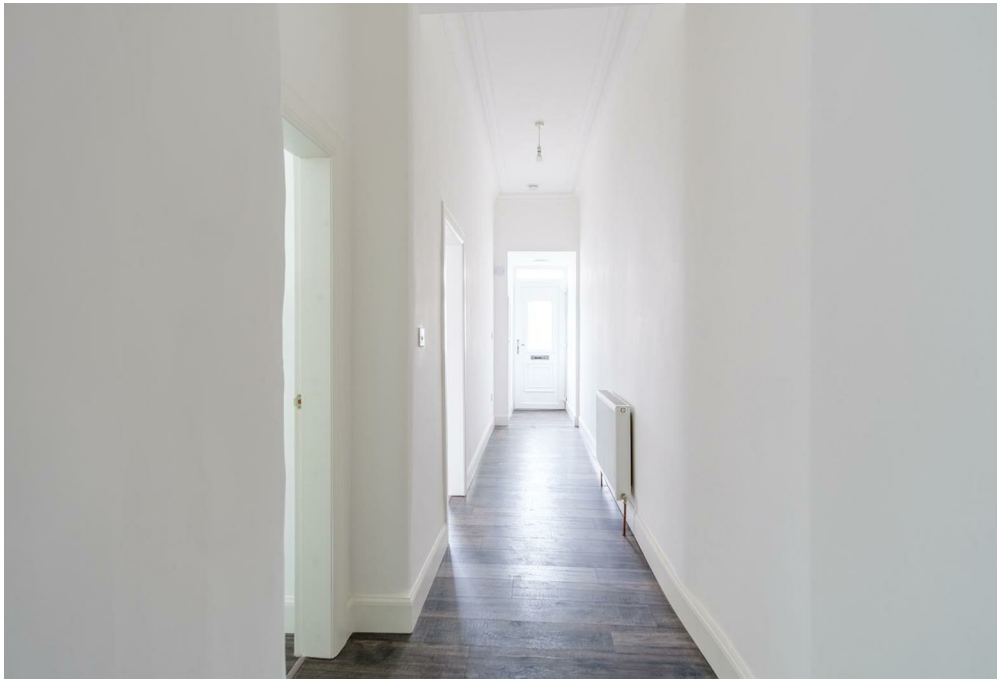
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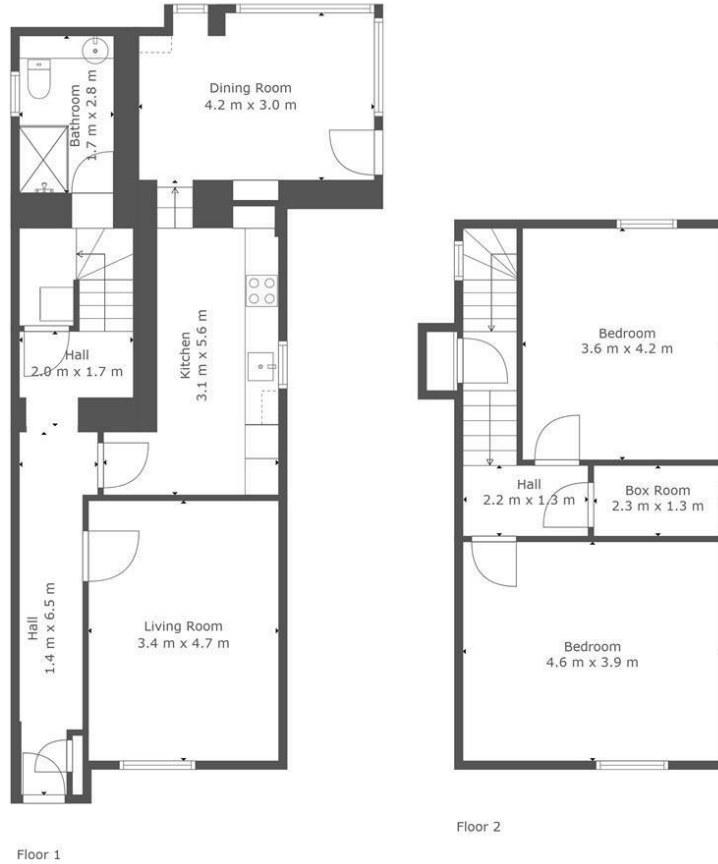
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**TOTAL: 112 m2**  
 FLOOR 1: 67 m2, FLOOR 2: 45 m2  
 EXCLUDED AREAS: BAY WINDOW: 0 m2  
 This Floorplan Is Intended To Give An Indication Of The Layout Only.



**LOCAL AUTHORITY**

South Lanarkshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			75
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(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	

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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