



HEMMINGS HOMES

OFFERS OVER

£175,000

Sutherland Crescent

Hamilton, ML3 9SJ



Ground Floor

1st Floor

TOTAL: 889 sq. ft, 82 m²
 Ground floor: 475 sq. ft, 44 m², 1st floor: 414 sq. ft, 38 m²
 EXCLUDED AREAS: WALLS: 93 sq. ft, 9 m²

Floor Plan Created By Cubicore App. Measurements Deemed Highly Reliable But Not Guaranteed.

- 3
- 2
- 1



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	76	80
EU Directive 2002/91/EC		



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