



Marquis Avenue
Burnbank, Hamilton
ML3 0PU

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Offers Over £150,000

A modern 3 bedroom End Terrace Villa situated in a popular, quiet cul-de-sac and with god sized apartments throughout.

The property is traditionally constructed and finished with a low maintenance render exterior above a facing brick base and has a pitched, concrete tiled roof.

There is a good sized garden to the front comprising lawned area with slabbed pathway and adjacent to this a chipped and slabbed driveway.

The large rear garden is also level and has a good size lawn with a perimeter timber fence and a low maintenance raised area with astroturf which is accessed from the dining kitchen area.

Internally the property offers spacious accommodation over two levels and is in god decorative order with self coloured walls, tiled and carpeted flooring and a modern white fitted kitchen.

The accommodation comprises hallway with tiled floor, downstairs cloakroom with a nice two piece suite and window to the front.

Large and bright living room with picture window to the front, fresh decoration and modern laminate flooring.



Home Report Valuation £160,000

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Reference: HP760801

Postcode: ML3 0PU

Council Tax Band D

EPC Rating C



The kitchen area is a great size and comprises a modern kitchen to one side which has white floor and wall mounted storage units with stainless steel sink and drainer, integrated hob , oven and hood and plumbing for washing machine. Modern wall mounted central heating boiler and ample worktop surface area. At the far side there is space for a large breakfast or dining table and patio doors opening to the rear garden. Modern tiled flooring which is continued from the hallway.



The landing has a window to the side and access to a loft storage area. There are three bedrooms, two with built in wardrobes and the second with a brand new carpet.

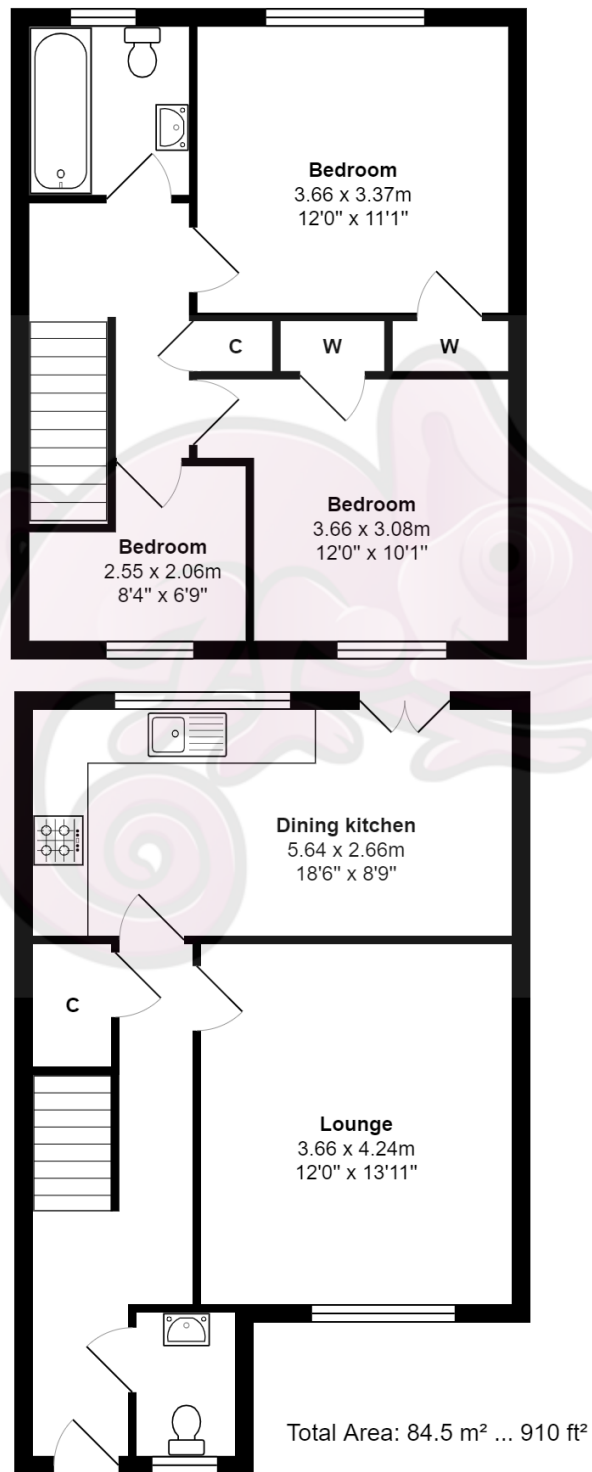
The bathroom has a three piece suite comprising panelled bath, wash hand basin and w.c. Window to the rear.

The property further benefits from gas central heating and pvc double glazing.



Vendor Comments

This has been an excellent house as it's such a nice, quiet street and yet so handy for access to the centre.

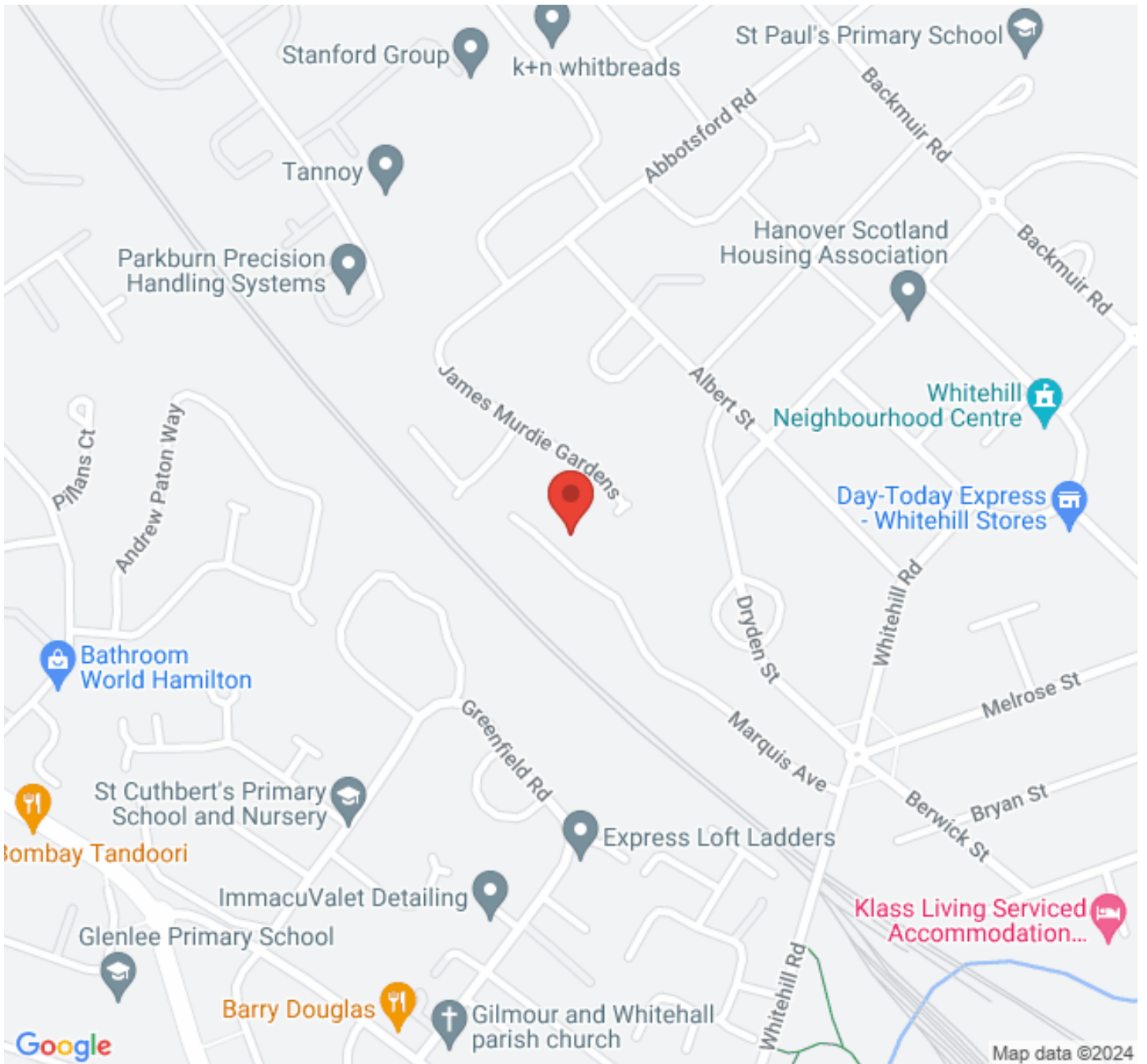


All measurements are approximate and for display purposes only

Location

Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout the west of Scotland and beyond.





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