



RESIDENCE

7 Scott Grove, Hamilton, ML3 6RG

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

Enjoying a central location with the Town and set within a popular residential cul-de-sac, this traditional stone fronted 2 bedroomed and box room semi-detached villa requires a degree of modernisation and upgrading.

The home offers excellent potential and is being sold as seen.

The accommodation comprises, entrance vestibule, reception hallway with staircase to the upper floor, lounge, dining room, kitchen and shower room. Upstairs there are 2 bedrooms, box room and family bathroom.

Features of the property include gardens to the front and rear with access to a garage at the rear suitable for storage.

Please note that none of the services have been tested and there are no warranties or guarantees provided for this property, it is strictly sold as seen.

Scott Grove is a small cul-de-sac in central Hamilton with on street parking and within easy access to the shops and transport links. Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.



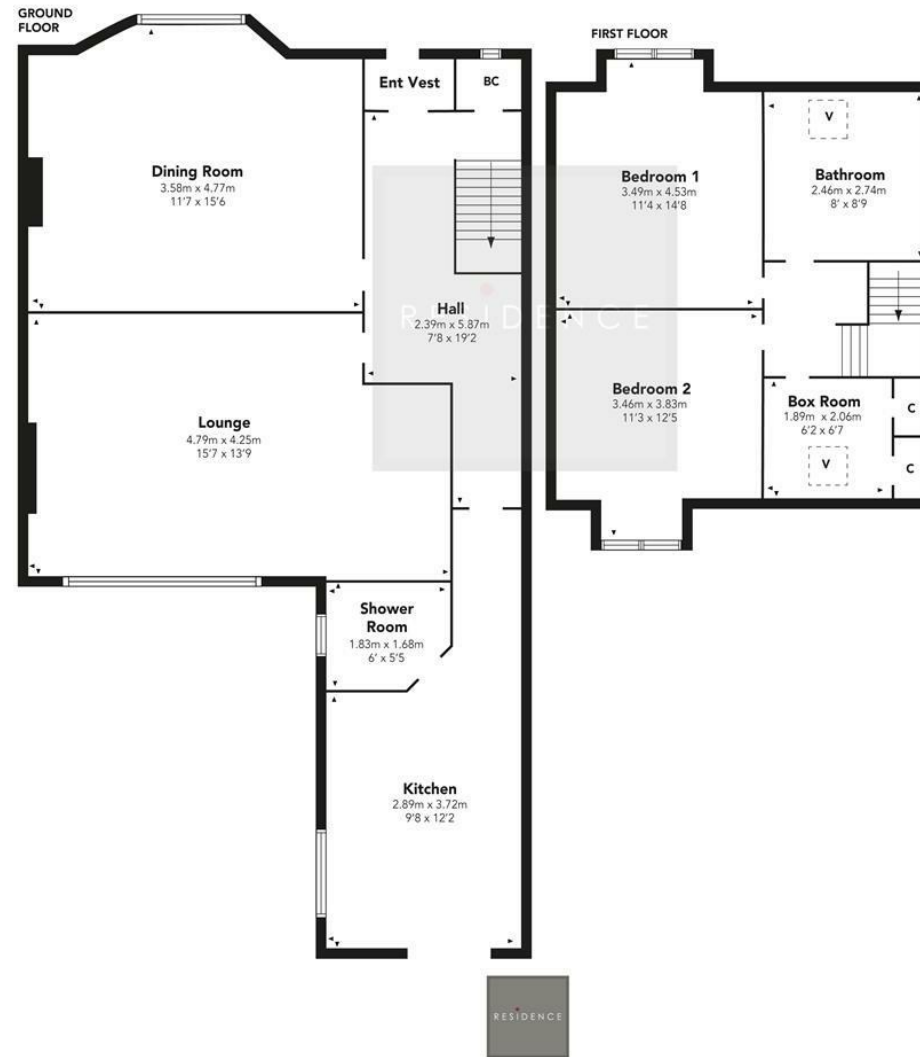
1259.00 sq ft | EER = E



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Scott Grove



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.