



RESIDENCE

12 Sneddon Terrace, Hamilton, ML3 0QY

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Viewing by appointment with Residence Hamilton  
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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.

2 Bedrooms | 1 Public Rooms | 1 Bathrooms

807.00 sq ft | EER = D

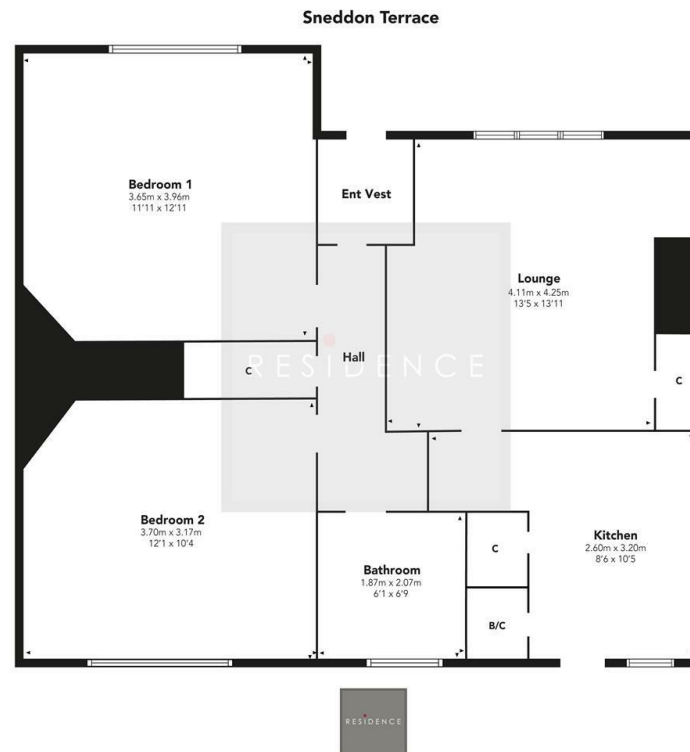
A main door lower cottage flat that's sure to appeal to a first-time buyer, downsizer or buy to let investor.

The accommodation comprises; vestibule, reception hallway, lounge, kitchen, 2 double bedrooms and a bathroom.

Features include gas central heating (Not tested), double glazing and private sections of gardens to the front and rear.

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.

Sneddon Terrace is a residential cul-de-sac within the Burnbank district of Hamilton only minutes away from all local amenities. Hamilton itself is home to 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. The town of Hamilton has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding town including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.



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





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