







MQ Estate Agents are delighted to present to the market this seldom available and spacious, mid terrace property in Hamilton. The property is set in a quiet and leafy cul de sac, ideal for families. The property comprises of a porch, lounge area, dining kitchen, two double bedrooms, front and rear gardens, garage and plenty of communal greenspace. The property further benefits from gas central heating, double glazing and fabulous views. Early viewing is highly recommended.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

#### LOUNGE

15' 5" x 11' 9" (4.7m x 3.6m) The lounge overlooks the front of the property. The floor to ceiling window provides great views and brings in an abundance of natural light. Flooring is laid to a blue carpet. The stairs lead to the upper floor.

#### DINING KITCHEN

13' 1" x 11' 9" (4m x 3.6m) A fantastic and spacious dining kitchen. There is a variety of wall and floor mounted units in a light finish with complimenting worksurfaces and a tiled splashback. There is space for a freestanding fridge freezer, washing machine and oven.

#### MASTER BEDROOM

11' 10" x 8' 10" (3.610m x 2.7m) The master bedroom overlooks the front of the property with great views over the local countryside. Flooring is laid to carpet and walls are decorated in a vibrant blue with feature wall.

#### BEDROOM TWO

11' 10" x 7' 10" (3.607m x 2.40m) The second bedroom overlooks the rear of the property. Flooring is laid to carpet and walls painted a



fresh white.

### BATHROOM

8' 6" x 4' 7" (2.6m x 1.4m) The fully tiled bathroom comprises in a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

### GARDENS

The property benefits from both front and rear private gardens. The rear is fully enclosed and has lawn, paving and garden shed. The front has a private and open outlook and both paving and lawn.

### LOCATION

Hamilton has great transport links provided by three train stations and a great bus link for Glasgow and surrounding areas. There are a variety of education facilities available in Hamilton including Hamilton College and the University of the West of Scotland. There is also a host of Primary and Secondary schools. Hamilton Town Centre provides a variety of local shops, great quality restaurants and bars. There is a variety of recreation facilities available with the likes of Hamilton Race Course, the Hamilton water palace, Hamilton Rugby Club, Hamilton Football Club, a multiplex Vue Cinema and other opportunities for entertainment.

### VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this fantastic property has to offer.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

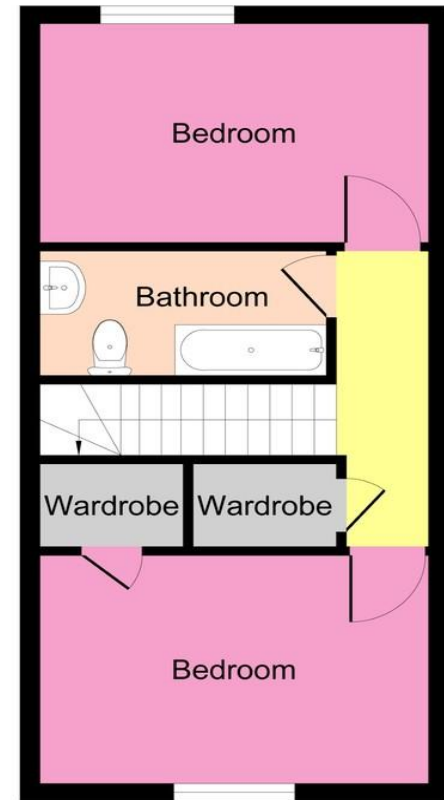






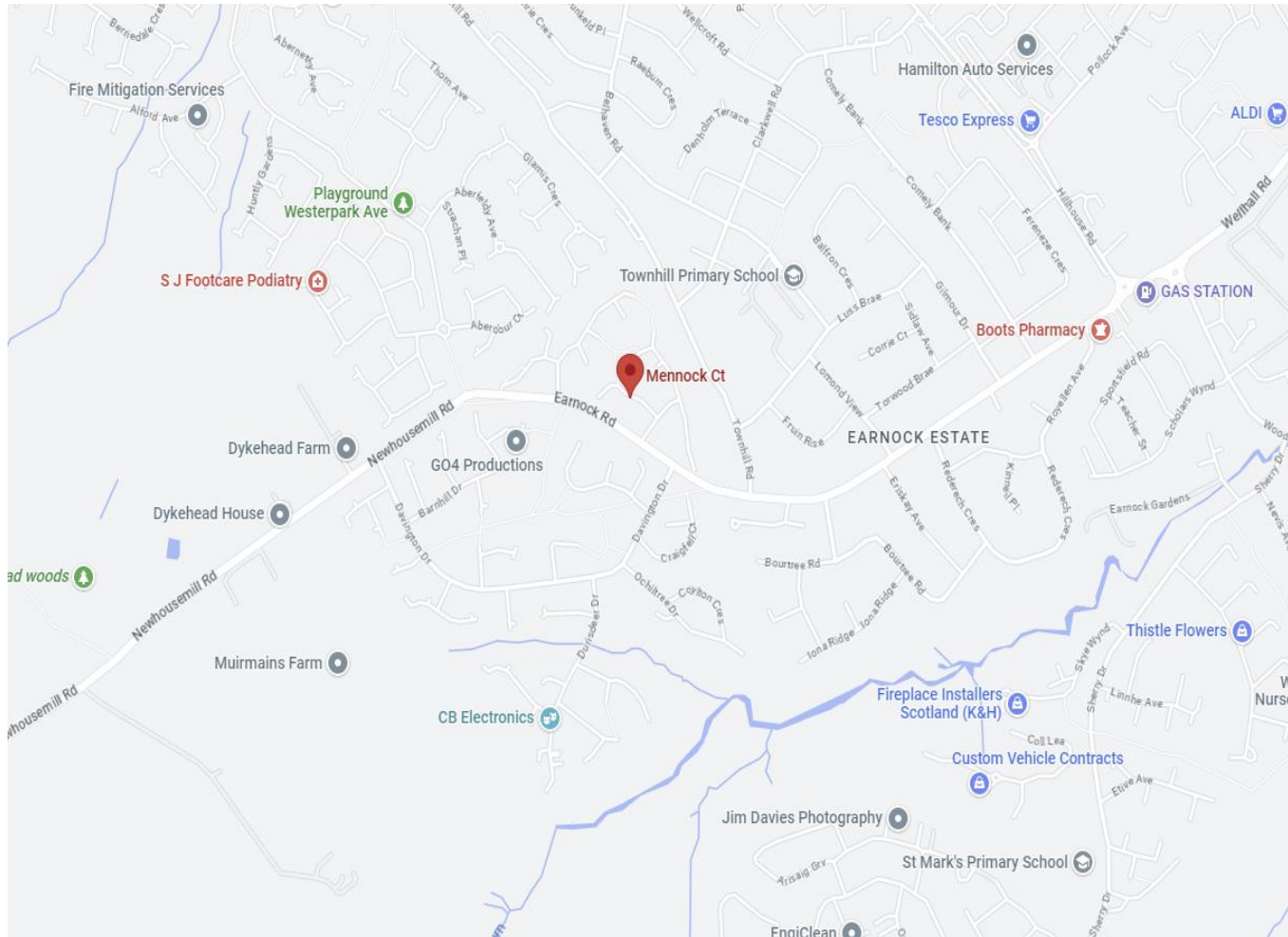


**Ground Floor**



**First Floor**





Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

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