



SEMI VILLA

26 TOWNHILL ROAD
HAMILTON
ML3 9UU



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Imaginatively extended SEMI VILLA within popular location and overlooking Townhill Primary immediately to the rear and only a few minutes travel to the Town Centre.

Entrance hall with good natural light provided by windows to front, impressive 23' x 16' L shaped lounge/dining room with aspects to both front and side, 15'6 dining kitchen with windows and door onto rear garden. The preparation area comprises floor and wall mounted beech wood veneer fronted units with complimentary work tops and tiled splash back, integrated oven, hob and hood, modern fitted and fully tiled shower room comprising three piece suite to include a large shower tray and wash hand basin and WC built into vanity unit.

First floor: three bedrooms (two with fitted wardrobes).

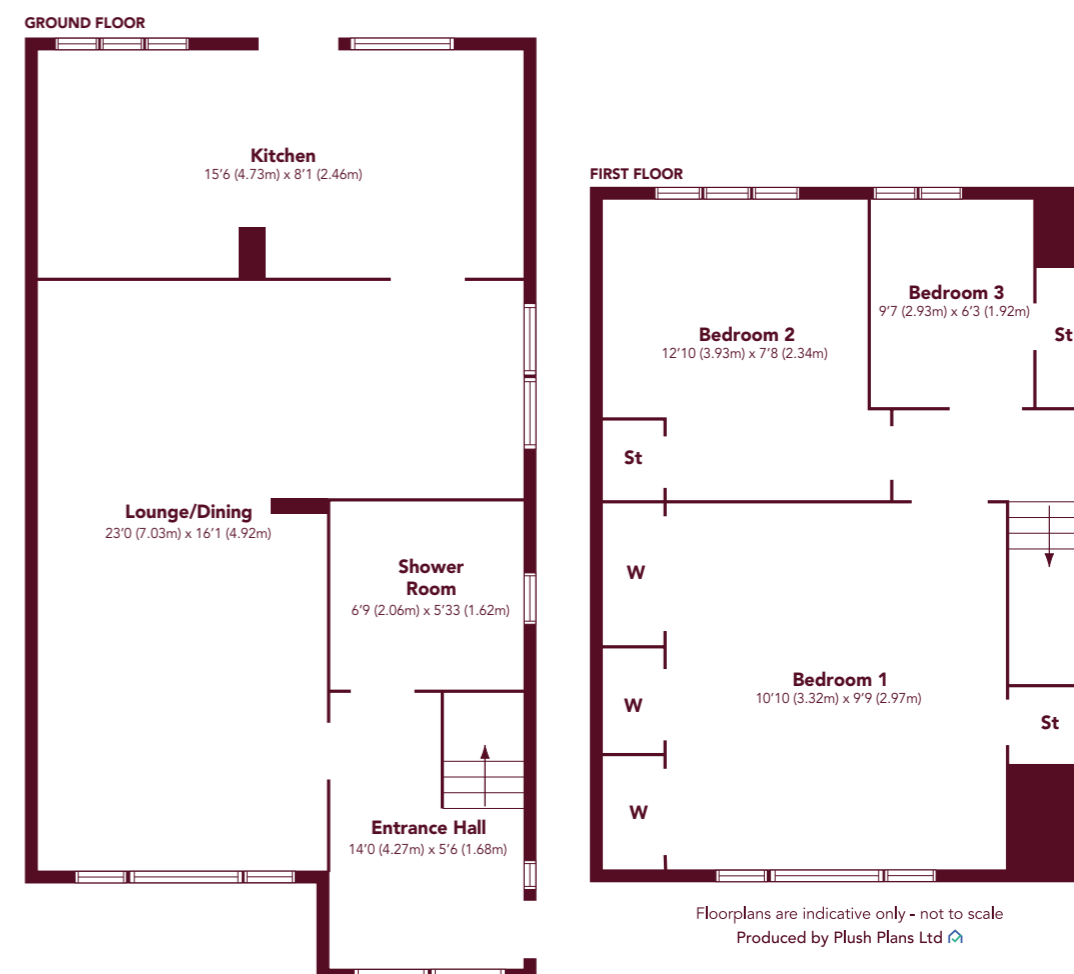
The specification includes gas central heating (boiler replaced June 2024) and double glazing.

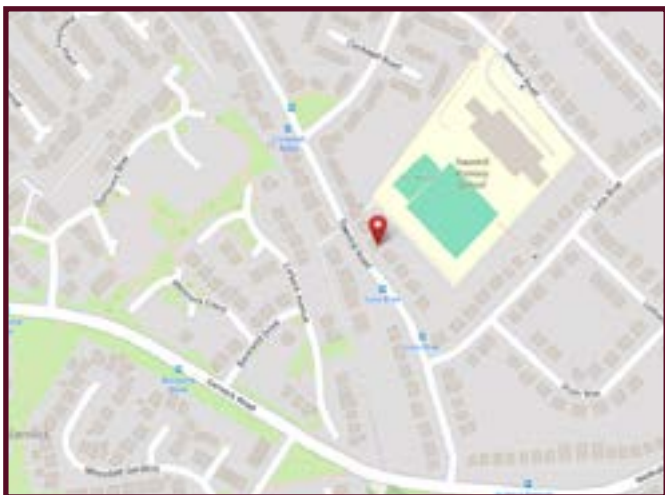
The property is set amidst low maintenance gardens to front and rear. Driveway to side providing off street parking and access to single car garage.

The property is within a popular high amenity district with a choice of schooling nearby at both primary and secondary levels and local shopping including an Aldi only a few minutes away.

Measurements

ENTRANCE HALL	14'0 (4.27m) x 5'6 (1.68m)	FIRST FLOOR	
LOUNGE/DINING	23'0 (7.03m) x 16'1 (4.92m)	BEDROOM ONE	10'10 (3.32m) x 9'9 (2.97m)
KITCHEN	15'6 (4.73m) x 8'1 (2.46m)	BEDROOM TWO	12'10 (3.93m) x 7'8 (2.34m)
SHOWER ROOM	6'9 (2.06m) x 5'33 (1.62m)	BEDROOM THREE	9'7 (2.93m) x 6'3 (1.92m)





Travel Directions

Travelling south Wellhall Road from the Town Centre continue straight ahead at the roundabout at the junction with Hillhouse Road, turn right onto Townhill Road and number 26 is on right before the junction with Clarkwell Road.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band D.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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