

cruise
ESTATE AGENTS

OFFERS OVER

£170,000

Reid Street
Hamilton, ML3 0RQ

PROPERTY SUMMARY

Nicely positioned upon a generous South facing plot is this traditional blonde sandstone, three-bedroom, semi-detached villa requiring a degree of upgrading. Constructed circa 1900 this charming period home offers spacious and versatile accommodation, pleasant fully enclosed garden, and substantial outbuilding and garage to rear providing excellent potential for those wishing to run a business from home.

The generous layout of accommodation comprises; entrance vestibule, reception hallway with under stairs storage, front facing double bedroom at ground floor level, lounge with space for dining table and chairs, modern three-piece shower room with feature porthole window, and modern fitted kitchen with integrated appliances, and access to garden.

Accessed via a turned staircase with middle landing is the upper level where you will find a sizeable double bedroom with pretty bay window, and access to eaves, and a smaller single bedroom.

Further benefits of this lovely Victorian home are gas central heating, double glazing (with the exception of the bathroom porthole window), driveway with ample space for multiple vehicles, and garage. The self-contained outbuilding to

3











Ground Floor

1st Floor

This Floorplan Is Intended To Give An Indication Of The Layout Only.



OFFICE ADDRESS

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OFFICE DETAILS

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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

74

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements