

cruive  
ESTATE AGENTS

OFFERS OVER

£105,000

**Belhaven Road**  
Hamilton, ML3 9QA



## PROPERTY SUMMARY

Nicely positioned upon a generous, West facing, corner plot is this well-presented, two-bedroom, semi-detached villa. With fully enclosed, child and pet friendly gardens, open plan kitchen to living/dining room, and two double bedrooms, this lovely home is sure to be popular with first-time buyers, families, and investors alike.

The well-proportioned accommodation comprises; reception hallway, spacious dual-aspect lounge, modern fitted kitchen with rear access, oven, hob, hood, fridge/freezer, and breakfast bar, open to lounge/dining, large pantry/storage cupboard, two double bedrooms, one of which has fitted storage, and modern three-piece family bathroom with over-bath shower.

This lovely home further benefits from gas central heating, double glazing, recently replaced roof, and driveway. The substantial corner plot gardens are laid to lawn to the side offering a safe space for children to play, whilst to the rear of the property the gardens are laid for easily maintenance with a patio, artificial grass, and sheltered seating area tucked away offering a high level of privacy.

2



1



1







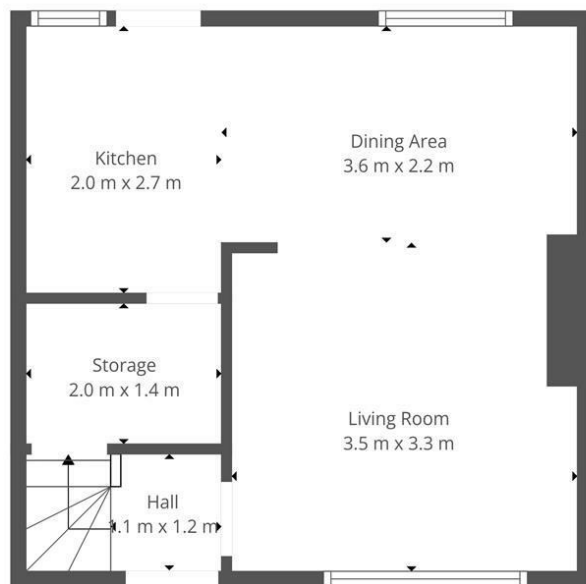




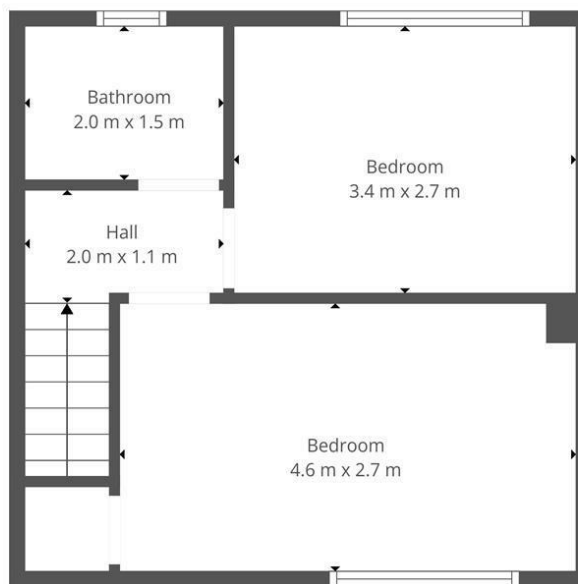








Ground Floor



1st Floor



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



## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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

**cruive**  
ESTATE AGENTS

### OFFICE ADDRESS

9 Townhead Street  
Strathaven  
ML10 6AB

### OFFICE DETAILS

01357 510088  
judithmcgill@cruive-  
estateagents.co.uk