

OFFERS OVER

£139,000

Braemar Street
Hamilton, ML3 0PF

PROPERTY SUMMARY

Presented to the market in excellent order throughout is this bright and spacious end of terrace villa conveniently situated close to local primary and secondary schooling. Having undergone a full programme of upgrading and modernisation by the current owner, this lovely home with its stylish interior, generous garden, detached garage, and two substantial outbuildings/garden rooms is sure to appeal to a broad section of buyers.

The thoughtfully reconfigure layout of accommodation comprises; welcoming reception hallway with useful cloaks storage area ideal for muddy boots and jackets, under-stairs cupboard, tasteful modern fitted kitchen with integrated appliances, and breakfasting bar, formal dining area, open plan to lounge with built-in media wall storage; this stunning open plan space works well for modern family living. French doors from this area lead onto a pleasant decking area with pergola ideal for outdoor entertaining.

On the upper level are two well-proportioned, double bedrooms both with fitted wardrobes. The first floor is completed by a modern three-piece family bathroom with over-bath shower, vanity storage, and wall mounted television/mirror. The sizeable attic space is currently being utilised as a bedroom suite by the current owners albeit planning approval has not been granted. A purchaser must understand that this incredible space is being marketed as loft

2



1



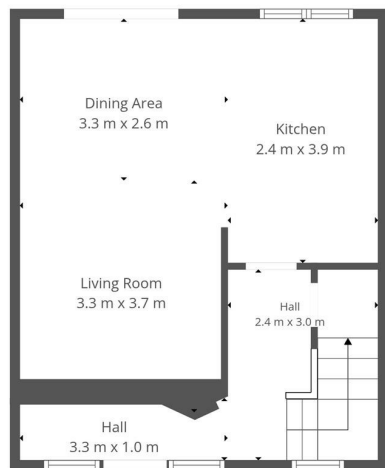
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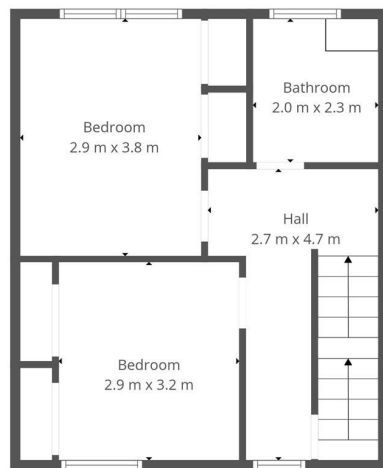




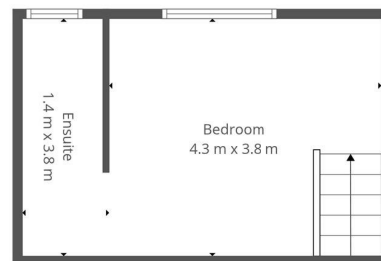




Ground Floor



1st Floor



2nd Floor

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

LOCAL AUTHORITY

South Lanarkshire

TENURE

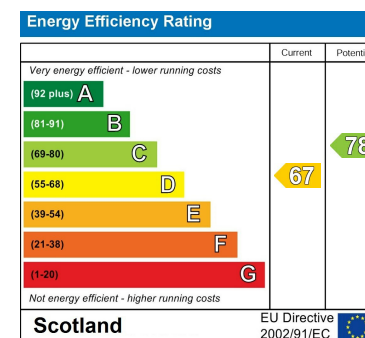
Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only



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



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