



OFFERS OVER

£199,000

Laburnum Lea
Hamilton, ML3 7LY

PROPERTY SUMMARY

Closing date Wednesday 20th May at 12pm Nicely positioned within the ever-popular area of Silvertonhill and perfectly placed for excellent local schooling is this immaculately maintained, semi-detached, three-bedroom villa with substantial West facing gardens to rear offering high level of privacy, and garage/entertainment space. The spacious and stylishly presented accommodation has evidently been taken extremely good care of by the current owners and offers a couple or family a great opportunity to obtain a fantastic family home, in a sought-after area, that is in truly turnkey condition.

The bright and spacious layout of accommodation comprises; welcoming reception hallway leading to family dining area, dual aspect lounge with attractive feature fireplace with living flame gas fire inset, modern fitted kitchen with oven, hob, and hood, and under-stairs storage, inner hallway with access to large, raised, timber sun deck ideal for outdoor entertaining, and modern, two-piece cloaks/wc.

On the upper level accessed via a light and airy landing with storage are three, well-proportioned bedrooms all with fitted storage. The first-floor accommodation is completed by a modern, three-piece, family bathroom with over-bath shower.

3



1



2









LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

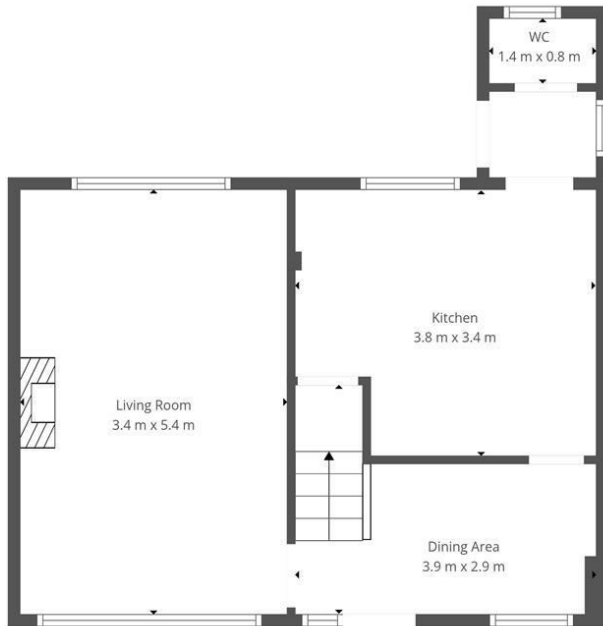
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VIEWINGS

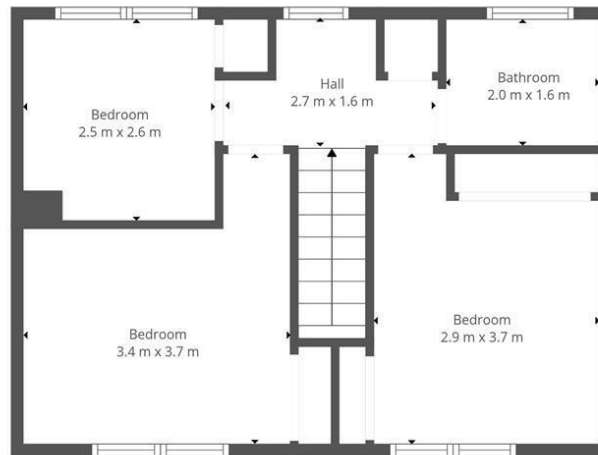
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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



Ground Floor



1st Floor



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



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