



Calder View, Hamilton, ML3 8TP

Offers Over
£110,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Ground Floor Accommodation

Upon entering, a welcoming hallway guides you to a bright and generously proportioned lounge, providing an ideal space for both relaxation and entertaining. To the rear, the sizeable dining kitchen offers ample room for family meals and direct access to the garden area, perfect for indoor-outdoor living.

Upper Floor

The upper level features three comfortable bedrooms, including a spacious principal bedroom and a well-proportioned second double bedroom. The third bedroom is versatile, perfect as a child's room, a dedicated home office, or a peaceful nursery. Completing the accommodation is a modern shower room, fitted with a stylish three-piece suite.

Outdoor Space and Location

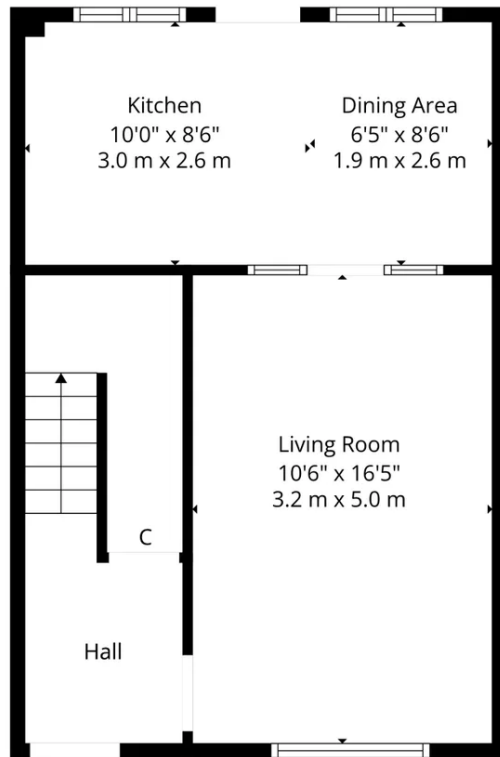
The property benefits from private gardens to both the front and rear, offering a lovely outdoor space. On street parking is also available, providing convenience.

Conveniently located for Hamilton town centre, which provides an excellent selection of shops, supermarkets, cafés, bars, and restaurants. The area is well served by reputable primary and secondary schools. For commuters, there are excellent road links nearby, including convenient access to the M74 and M8 motorway networks, making this an excellent choice for those travelling further afield.

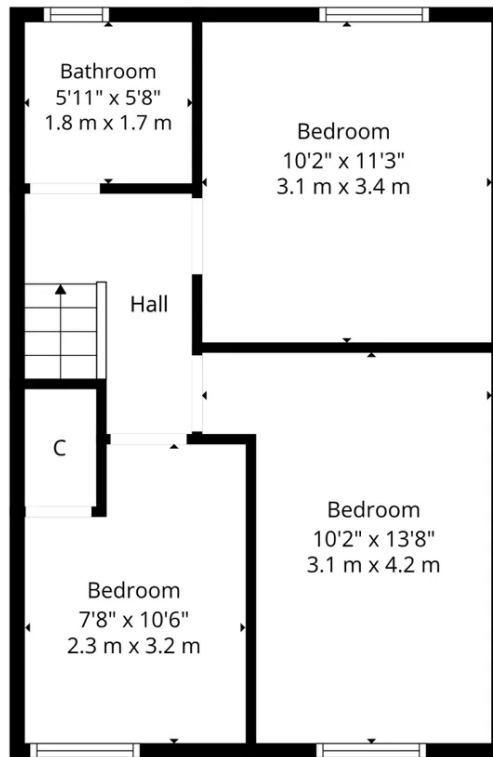








Ground Floor



1st Floor

Total: 828 sq. Ft, 76 m2

Ground Floor: 414 sq. Ft, 38 M2, 1st Floor: 414 sq. Ft, 38 m2

Excluded Areas: Walls: 58 sq. Ft, 6 m2



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