



OFFERS OVER

£75,000

Hillside Crescent
Hamilton, ML3 6TJ

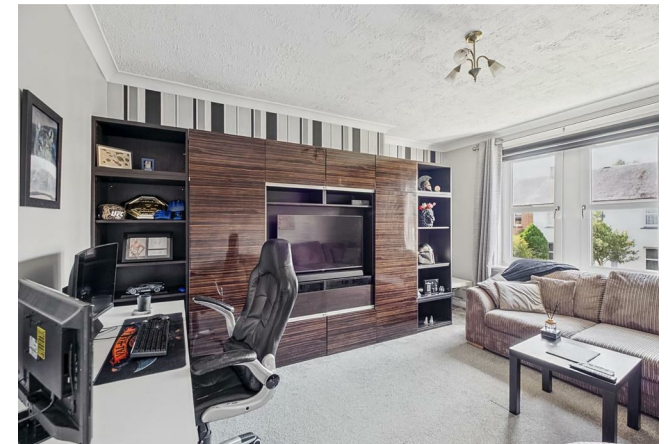
PROPERTY SUMMARY

Immaculately maintained by the current owner is this stylishly presented main door, one bedroom, upper flat with substantial attic room. With fresh and neutral decor throughout, modern fitted kitchen, fully insulated, lined and carpeted loft space, and generous private garden, this lovely home is sure to appeal to first time buyers, downsizers, and investors alike.

The perfectly formed layout comprises; entrance vestibule with plenty of space for coats and shoes and stairway leading to the main apartments, hallway with excellent cloaks cupboard, bright front-facing lounge with fitted media unit providing substantial storage, tasteful modern fitted kitchen with integrated oven, hob and hood, and breakfasting bar.

The well-proportioned accommodation is completed by a modern, three-piece bathroom with over-bath shower and useful attic room, accessed via a spring-assisted retractable wooden ladder. This generous, fully insulated, lined and carpeted space is flooded with natural light through two Velux windows, and benefits from power, lighting and central heating, together with useful access to eaves storage.

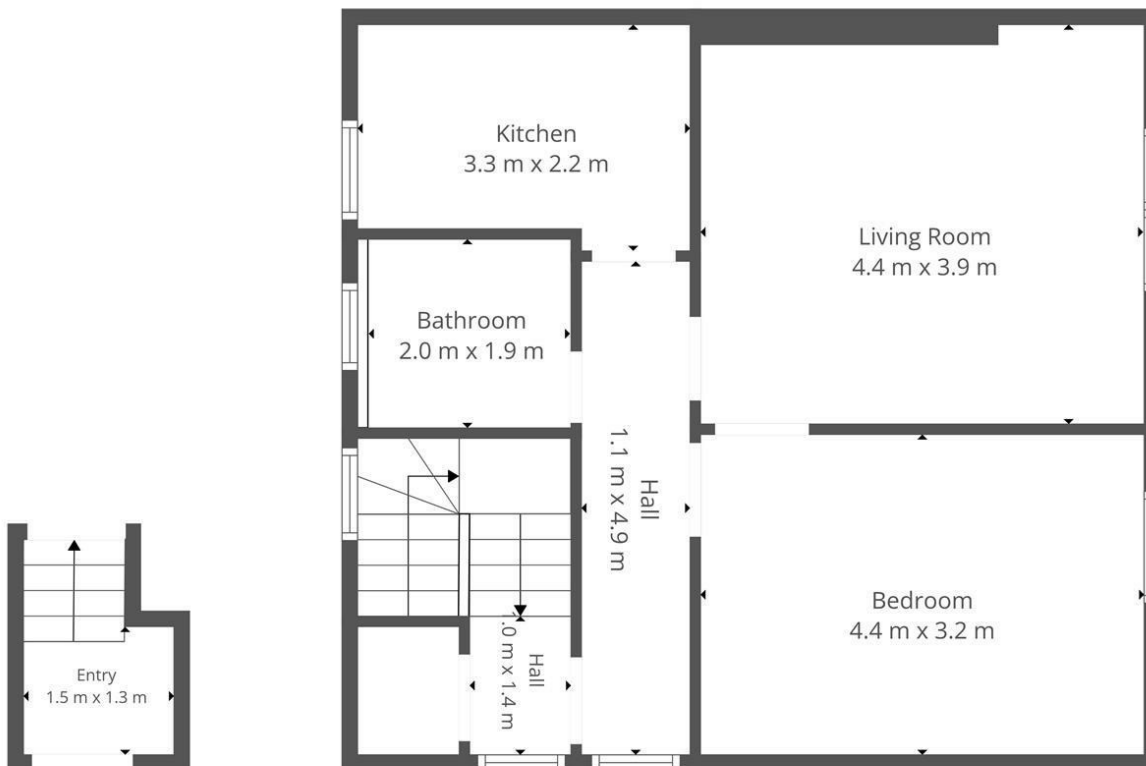
Further benefits of this fabulous flat are gas central heating and double glazing. The generous private garden is mainly laid to lawn with mature trees to the rear, providing an excellent outdoor space.











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) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(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



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