

Peterkin & Kidd

Solicitors and Estate Agents

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**BALFRON CRESCENT
HAMILTON, ML3 9UN**



OFFERS OVER £160,000

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BALFRON CRESCENT HAMILTON, ML3 9UN

Situated in an established area of Hamilton, close to schooling, this 3 bedroom semi-detached villa, sold as seen, is laid out over 2 floors with gardens to the front and rear.

The property is accessed via sliding doors to the front porch which in turn gives access to the ground floor accommodation with stairs to the upper floor.

The living room is to the front with views over the garden. It has ample space for freestanding furniture, an under stair cupboard and a marble fireplace with gas fire as its focal point. French doors lead through to the dining room which offers flexible space and has a window to the rear garden.

A door leads to the kitchen which is fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The gas hob, oven extractor hood, washing machine and fridge/freezer are included in the sale but are not warranted. There is a window to the side and a door to the rear which leads through to the sun porch which has doors to each side and enjoys views over the garden.

The upper hall has a window to the side and a hatch to the floored attic with Ramsey ladder.

Bedroom 1 is situated to the front of the property with leafy views and space for freestanding furniture.

The second double bedroom is to the rear of the property with a shelved linen cupboard and a window with views over the garden.

There is a further bedroom to the front with open aspects and a shelved, over stair wardrobe.

The fully tiled shower room has a window to the rear and is fitted with a white 2-piece suite comprising a WC and a wash basin with vanity drawer below. The separate shower cubicle is fitted with a Mira Sport shower.

ACCOMMODATION

Porch
Living room
Dining room
Fitted kitchen
Sun porch
3 bedrooms
Shower room

Gas central heating, double glazing

GARDENS

There are gardens to the front and rear of the property.

There is a tiered garden to the front, partly laid with artificial lawn and part with stone chips. There is a good sized garden to the rear which is laid to lawn.

GARAGE

The garage is to the side with an up and over door and a further door to the rear. The driveway provides off-street parking.





EXTRAS

All fitted carpets, floor coverings, curtains, blinds, gas fire and surround and white goods as specified are included in the sale.

SITUATION

The property is located in the popular area of Earnock and is close to local schools, parks, shopping and transport links.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: D

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.

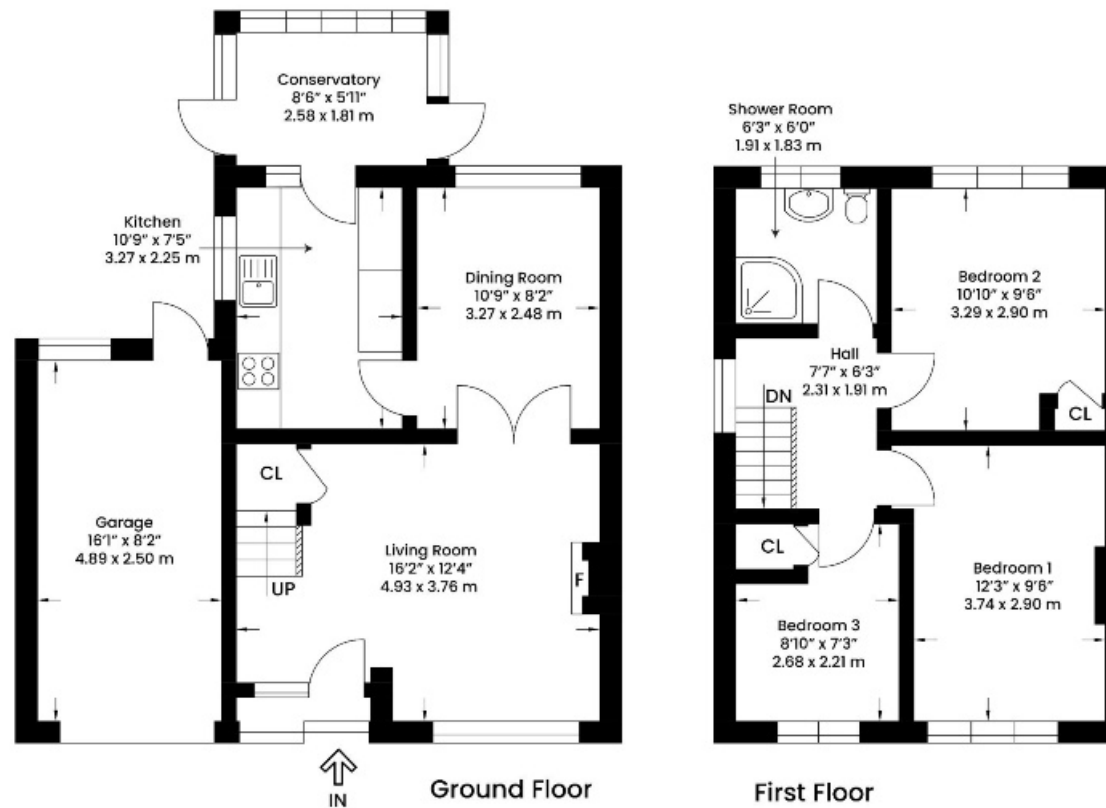
The property is being sold as seen.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:D



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D10927)
vistaBee 2020

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We can open doors for you

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