



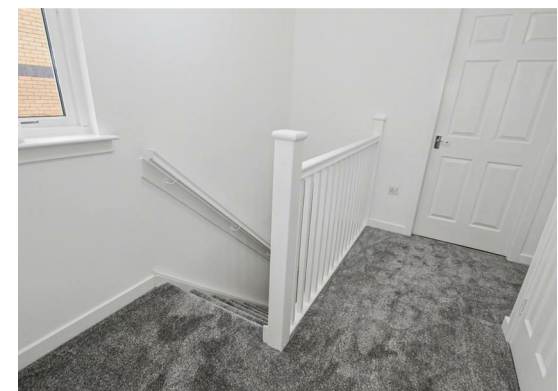
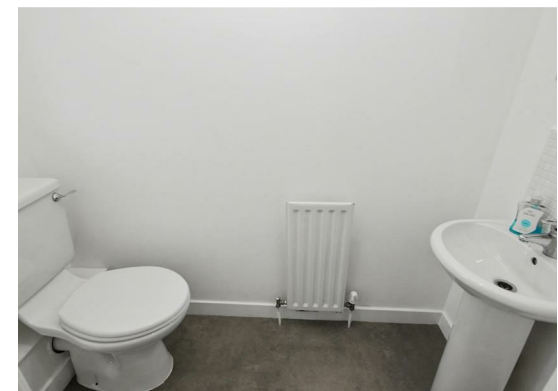
AB Properties



23 James Murdie Gardens
, Hamilton, ML3 0RT

Offers over £169,995







Well presented three bedroom semi-detached villa situated within a desirable location in the popular town of Hamilton.

The ground floor accommodation comprises of a welcoming reception hallway with staircase leading to the upper level, a convenient wc, and a spacious lounge with French doors to an open-plan dining kitchen.

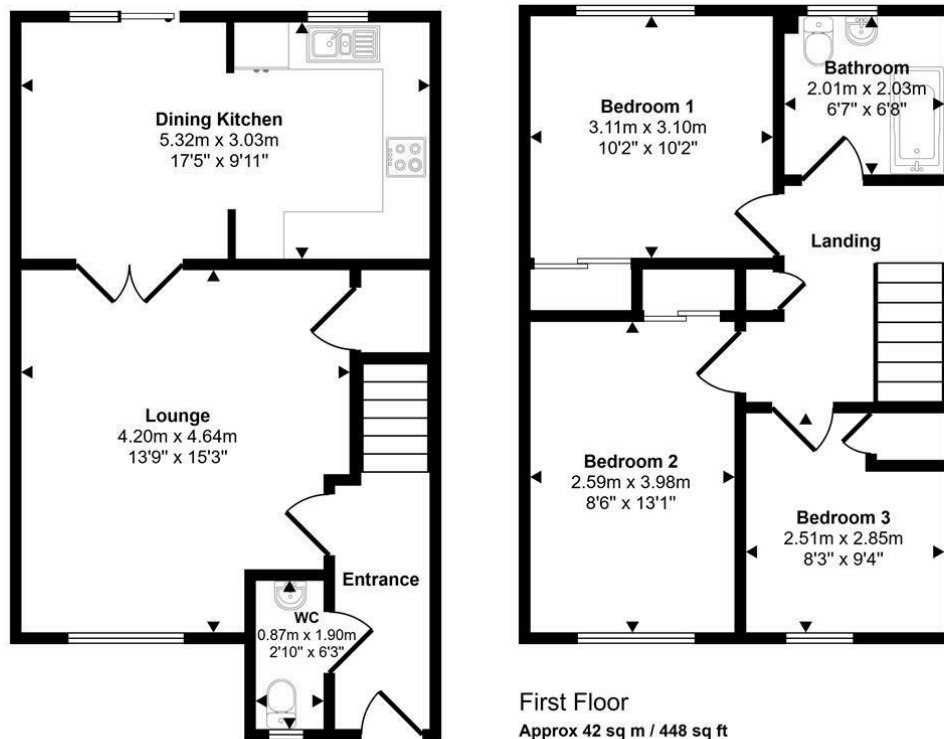
On the upper floor there are three generous bedrooms and a contemporary family bathroom.

Further benefits include gas central heating, double glazing, driveway and gardens to both the front and rear. The rear garden is currently being landscaped to include an enclosed monobloc patio and sizeable lawn.

Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools in close proximity to the property in addition to Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout central Scotland and beyond.



Approx Gross Internal Area
86 sq m / 924 sq ft

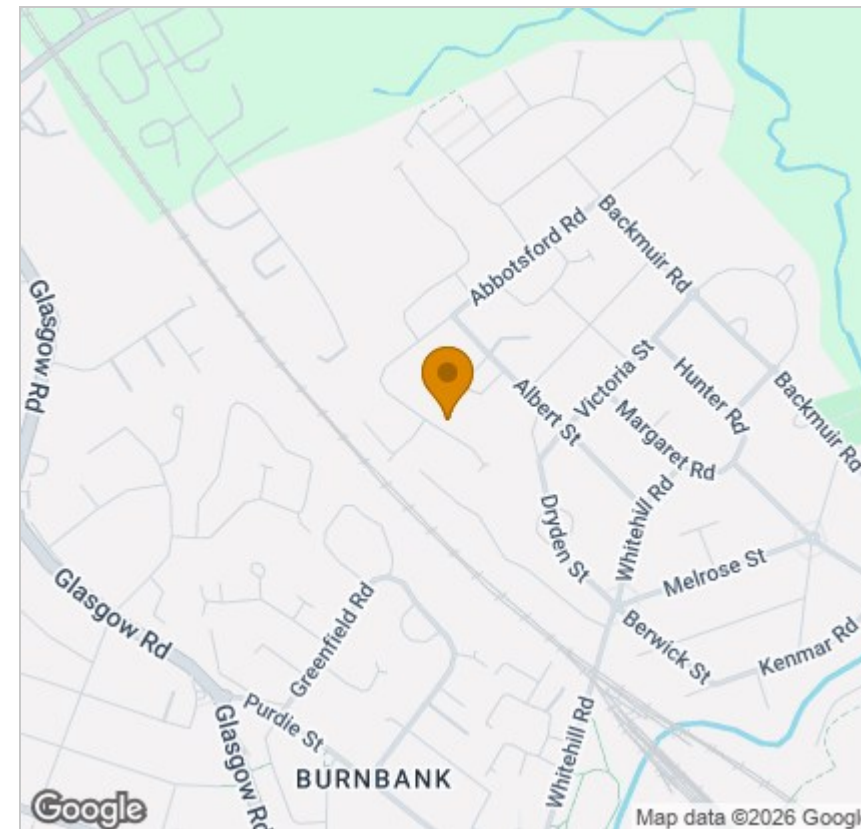


Ground Floor
Approx 44 sq m / 476 sq ft

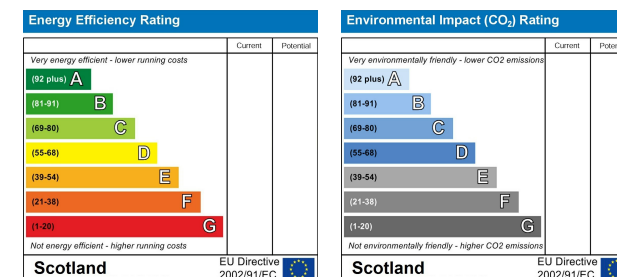
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk