



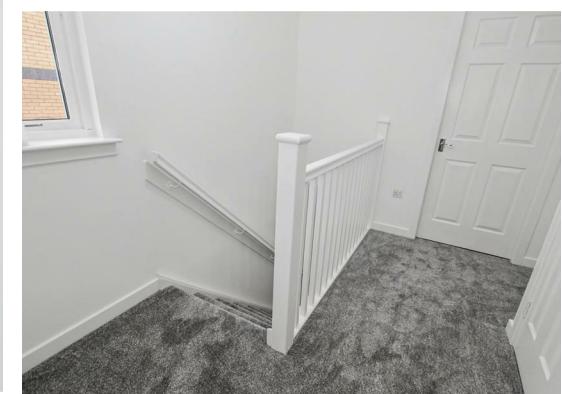
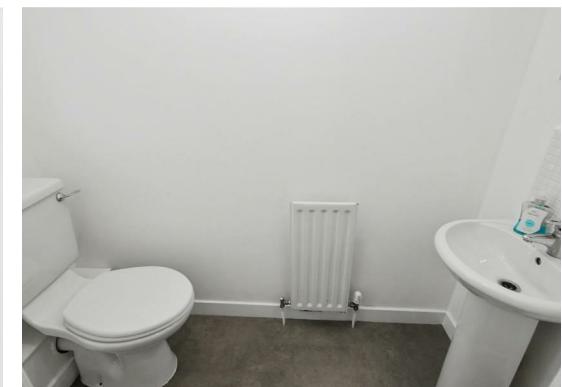
AB Properties

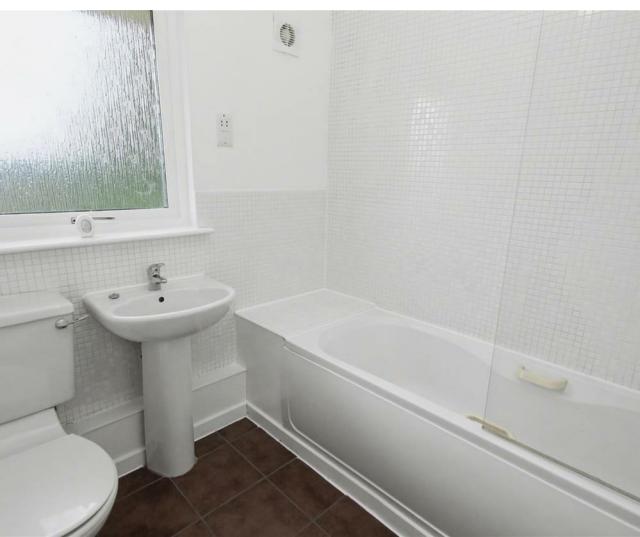


23 James Murdie Gardens
, Hamilton, ML3 0RT

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, gyms 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.

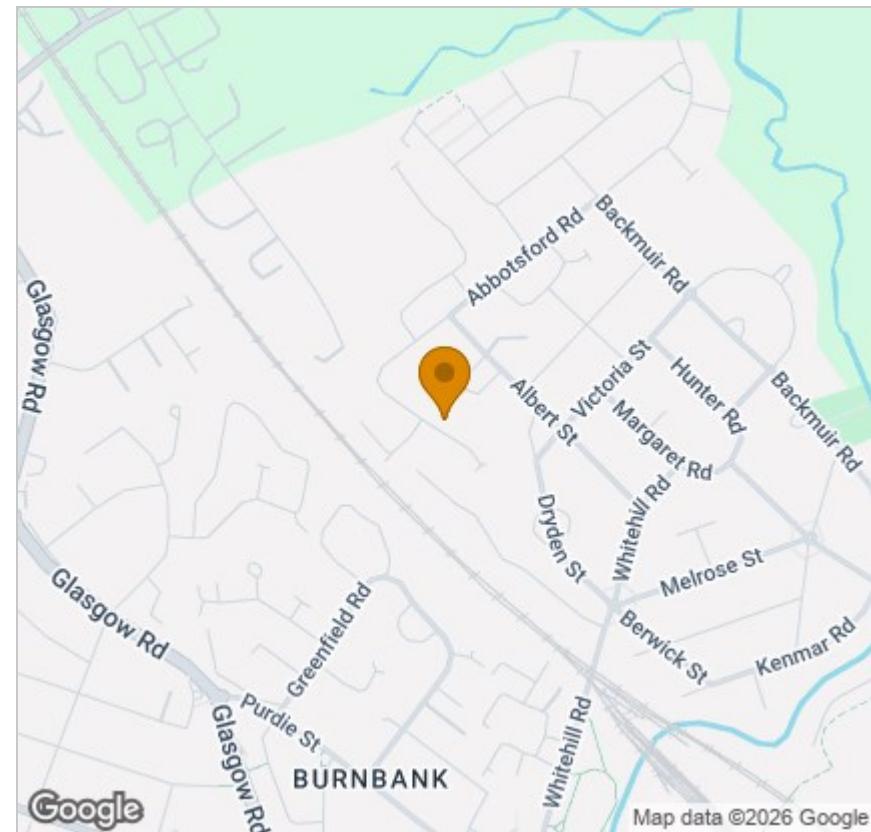
Approx Gross Internal Area
86 sq m / 924 sq ft



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC 		

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