



AB Properties

25 Albert Street

, Hamilton, ML3 0JZ

Offers over £113,000



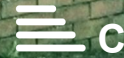
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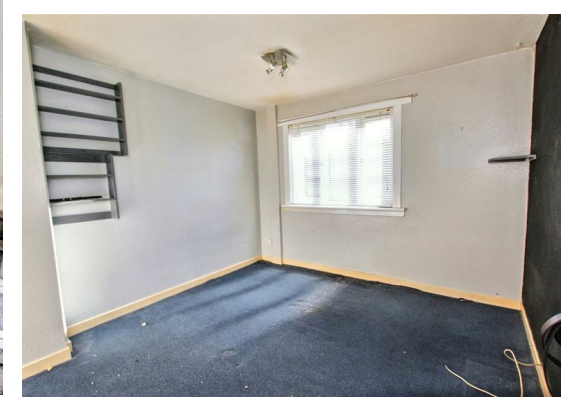


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Set within a popular residential area, this two bedroom semi-detached home offers well-proportioned accommodation across two levels.

The ground floor features a welcoming entrance vestibule, leading into a bright and spacious lounge, and a fitted kitchen complete with wall and base units and an integrated oven, gas hob, and extractor hood.

Upstairs, a contemporary shower room sits on the first landing, with another set of stairs leading to two generous double bedrooms, with bedroom one benefiting from fitted storage.

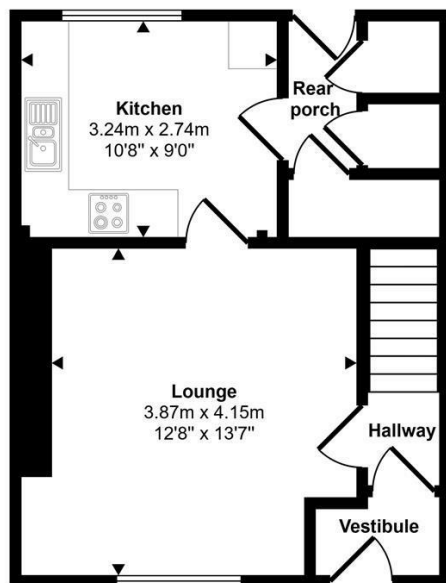
Additional features include double glazing and gas central heating.

Externally, the property boasts well-maintained front and rear gardens, offering fantastic outdoor space to enjoy.

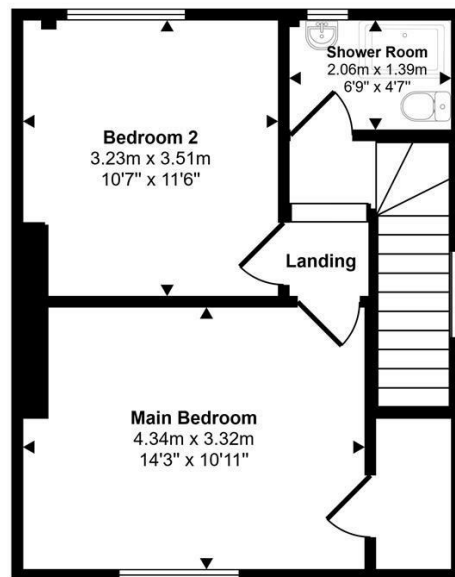




Approx Gross Internal Area  
76 sq m / 814 sq ft

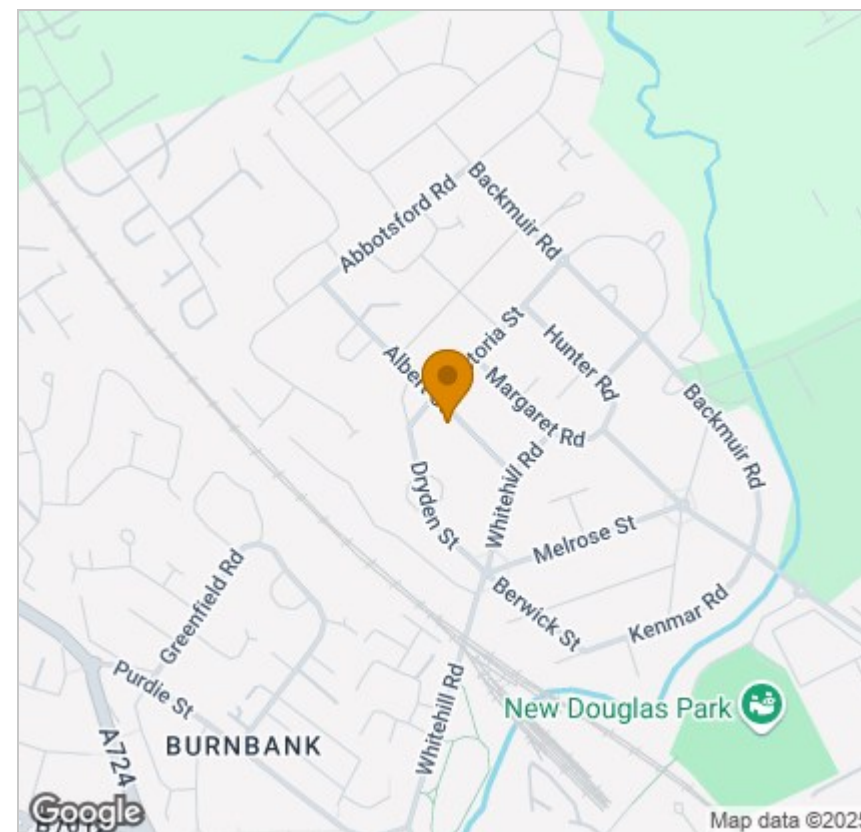


Ground Floor  
Approx 38 sq m / 405 sq ft

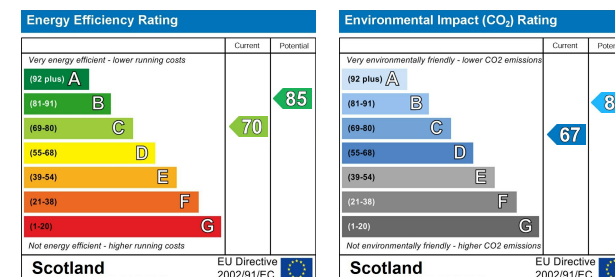


First Floor  
Approx 38 sq m / 408 sq ft

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.



## Energy Efficiency Graph



## 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.

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.

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