



84 Linden Lea

Hamilton, ML3 9AD

Offers Over £140,000



*** CLOSING DATE TUESDAY 19TH OCTOBER 2021 at 12PM *** Upload Abode is delighted to present this outstanding 3 bedroom semi-detached home in a central area of Hamilton. Benefitting from spacious room sizes, open-plan kitchen/lounge area and ground floor WC, this walk-in condition home offers the prospect buyer fantastic, flexible living.



Five things the current owner loves about their home:

1. The wood burning stove is lovely and cosy and is great for sitting watching the fire in winter, it makes the house feel really homely.
2. Being a 5 minute walk from a train station is really handy.
3. We have great local amenities with The Hamilton Water Palace, local pubs, a 24 hour supermarket and a beautiful Italian restaurant are all within walking distance.
4. We have a great sized garden to socialise in during the summer, we've had loads of family BBQ's and if it rains, we go in the huge shed!
5. The open-plan space we created by taking down the wall between the kitchen and living room is great, it makes the house feel huge.

INTERIOR

Entrance to the property is via uPVC door into the vestibule area with modern WC to the left, stairs to the first floor on the right and access to the fantastic open-plan ground floor directly ahead. The entrance vestibule also has an abundance of storage with an under-stair cupboard and cabinet to the left.

Lounge/Dining area:

Spacious open-plan lounge/dining area created by knocking down the wall between the kitchen and living room, offering a cosy and warm aesthetic with the large log burning fire and rustic wooden flooring.

Kitchen:

Modern, open-plan kitchen with grey shaker style cabinets, complimentary dark wooden worktops, white tiled splashback, breakfast bar, integrated appliances and white French doors that open onto the back garden decking.

Master bedroom:

Double bedroom with luscious grey carpet, built-in mirrored wardrobe and patterned feature wall.

Bedroom 2:

Colourful double bedroom with built-in wardrobe.

Bedroom 3:

Single bedroom with sky blue painted walls and built-in storage.

Shower room:

Contemporary shower room with large walk-in rainfall shower, stylish grey tiling, vanity sink and toilet unit.



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.

Maxim 1 2 Parklands Avenue, Motherwell, ML1 4WQ

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EXTERIOR

At the front of this property, there is a large drive to the side suitable for multiple vehicles, lawn with decorative centrepiece and path to the front door.

The back of the property is accessed via the French doors in the kitchen which lead out to the decked area where there is also a grass garden and paved path to large shed.

Please click the 3D virtual tour to see more of this stunning home.

Hamilton

Hamilton is the largest town in Lanarkshire and the 4th largest in Scotland. It has 2 railway stations Hamilton Central and Hamilton West with the commute to Glasgow only 20 mins by train. Hamilton also has an excellent bus station with an express bus to Glasgow and direct routes to England.

If you have a young family it's good to know Hamilton has 3 comprehensive high schools, 1 private school and a number of primary schools. Entertainment wise Hamilton has a professional football team, direct access to Strathclyde Park, its own nightclub and a host of bars and restaurants. Our personal favourites are Spice on Bothwell Road for some Indian Cuisine and Bar West for lunch and drinks.

Why choose Upload Abode to sell your home in Hamilton:

Reputation - We have acquired a fantastic reputation as a trustworthy and honest estate agent and are the most recent winners of Scotland's Estate Agent of The Year at the Herald Property Awards. We pride ourselves on our excellent customer service and have 100's of 5 star reviews.

Innovation - We offer a cutting edge and dynamic approach to marketing your home with professional photography, innovative 3D Virtual Tours and Social Media advertising all helping your property stand out online.

Cost - We are a fixed fee estate agent, offering a fair pricing structure with fantastic value for money.

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