



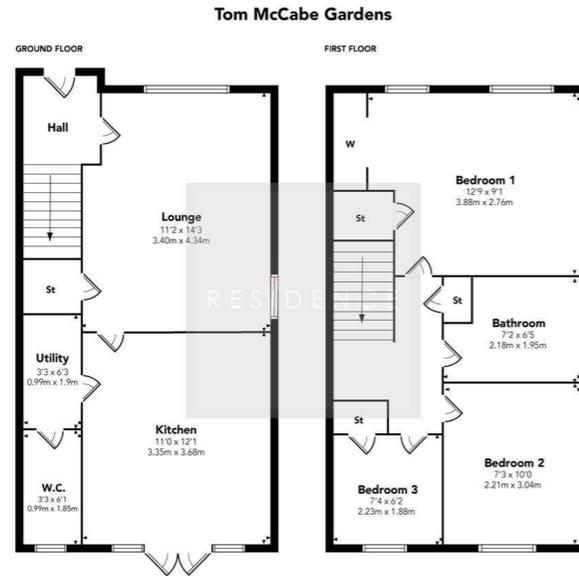
ESTATE AGENTS

42 Tom McCabe Gardens, Hamilton, ML3 6LW



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not dispute the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

Property Reference RH2196

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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



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This beautifully presented and well-proportioned, modern semi-detached villa sits within one of the largest plots on the development.



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The property was built circa 2016 by Barratt Homes and is conveniently located close to the heart of Hamilton and its amenities. The rooms are bright, airy and freshly decorated in neutral tones whilst complemented with quality flooring. Additional features include gas central heating, double glazing, a security alarm system and modern white sanitary ware within the family bathroom and the cloakroom wc, whilst the spacious kitchen is finished with modern white units and incorporates a gas hob, oven, extractor hood, fridge/freezer and a dishwasher.

The accommodation comprises reception hall, cloakroom wc, spacious lounge, generous kitchen with space for a dining table, utility room, three bedrooms and a modern family bathroom.

This is one of the largest plots with a great sized garden and the current owners have had drawings made for a large side extension should future buyers wish to extend the property. To the front of the house is a lawn with a monoblock double driveway to side. The enclosed rear garden has a lawn and a shed.

Hamilton Town Centre is nearby and offers excellent shopping facilities and retail parks with many well known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. Hamilton has a wide variety of pubs, restaurants, bistros and for those commuting by public transport there are regular bus and trains to the surrounding towns and cities including Glasgow and Edinburgh. For those commuting by car there's the convenience of the M74 motorway with access both north and southbound and access to the East Kilbride expressway and M8 motorway.

