POMPHREYS
Properties
*Sales & Lettings*



# 92 Montrose Crescent

, Hamilton, ML3 6LJ

## Offers over £140,000

Semi Detached Villa located in a popular and central, yet quiet location within Hamilton

The accommodation is formed over two levels and comprises on the ground floor, entranc hallway, bright lounge, fitted kitchen and bathroom. On the upper level are three double bedrooms.

Further benefits include gas central heating and landscaped enclosed gardens to front and rear.

Located within a sought-after part of Hamilton, with convenient access to the motorway network, local shops and an excellent selection of bars, restaurants and amenities, this property offers the perfect balance of living and everyday convenience.

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- Semi Detached Villa in a central and popular location
- Three Bedrooms
- Gardens to front and rear
- Gas Central Heating

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

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## Floor Plan




## Area Map




## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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