



20 Iona Ridge

, Hamilton, ML3 8PY

Offers over £160,000

Pomphreys Properties are delighted to present to the market this extremely spacious Semi Detached Villa situated within the sought after Earnock area of Hamilton

The accommodation comprises on the lower level; entrance vestibule, lounge, dining room and fitted kitchen; The upper level boasts three good sized bedrooms all with storage and family bathroom.

The large plot provides a full driveway leading to the garage, plus a landscaped mature rear garden which has a lawn and paved patio areas, surrounded by well tended shrubs and flower beds. The property is further enhanced by double glazing and gas central heating.

Hamilton town centre is a short distance which offers a comprehensive range of amenities which include excellent supermarket and retail shopping, transport and recreational facilities. For the commuter there is a 1st class railway and bus link to Glasgow. There is also easy access to the M8/M74 which connects East to Edinburgh, West to Glasgow and all surrounding districts.

EPC BAND D

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.

- Semi Detached Villa
- Large Lounge & Dining Room
- Three Bedrooms
- Landscaped Gardens
- Long Driveway leading to Garage



3



1



2



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.