



7 Ashland Avenue

, Hamilton, ML3 7SH

Offers over £130,000

CLOSING DATE SET FRIDAY 26TH AT NOON

A spacious mid terraced villa, situated within the ever popular Eddlewood area within Hamilton.

The accommodation comprises entrance hall, large bright lounge with ample space for dining and Patio Doors overlooking and offering access to the rear garden, fitted kitchen, 3 great sized bedrooms and shower room

Further benefitting from Double Glazing and Gas Central Heating

Gardens to front and rear, landscaped for easy maintenance

The property falls under Council Tax Band A and has an EPC rating of C, indicating its energy efficiency and potential for cost-effective living.

Hamilton, located in South Lanarkshire, offers a range of amenities including shopping centres, schools, and recreational facilities, making it a practical choice for residents.

- Three Good Sized Bedrooms
- Spacious Mid Terraced Villa
- Patio Doors overlooking and offering access to rear garden
- Enclosed and private rear garden
- Double Glazing
- 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.



3



1



1



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.