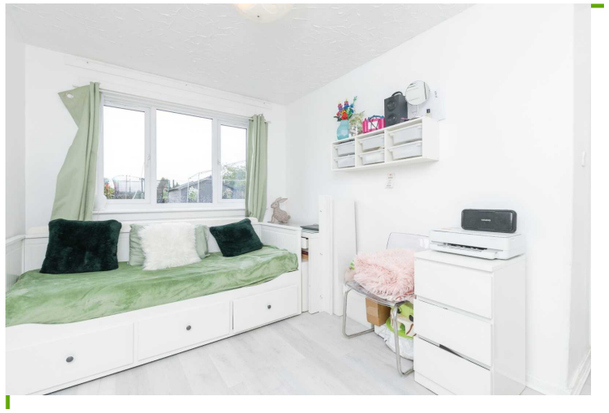
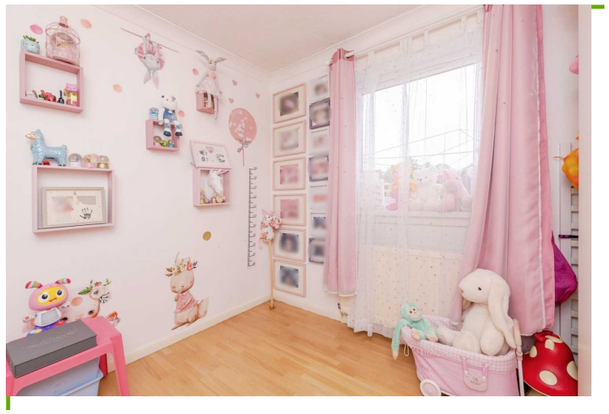
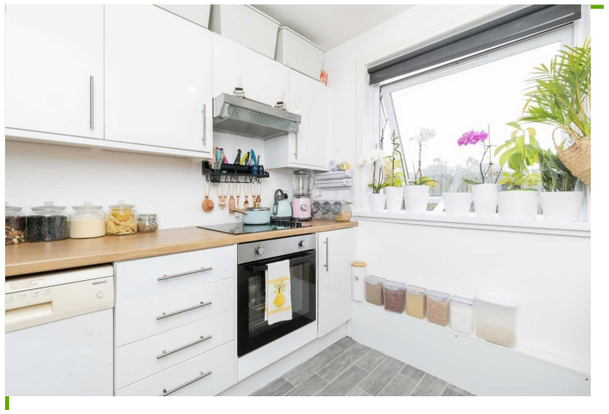
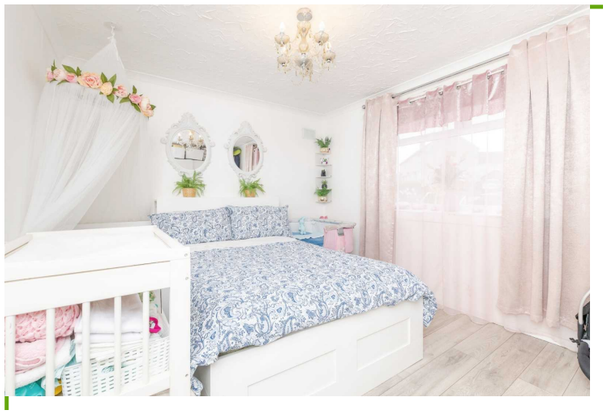


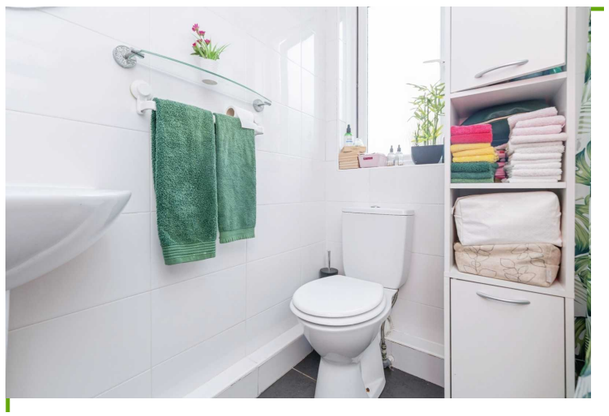


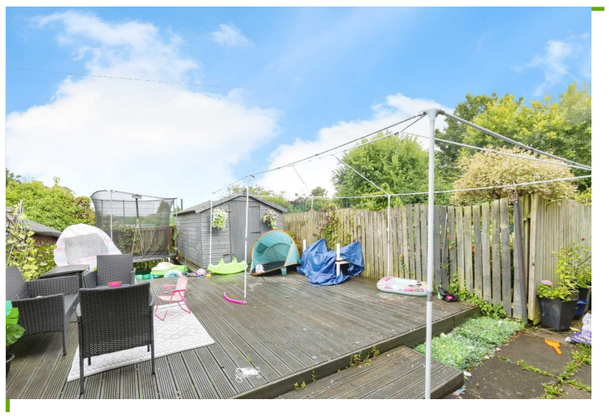












Montrose Crescent, Hamilton,
South Lanarkshire, ML3

Offers Over: £130,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Montrose Crescent, Hamilton, South Lanarkshire, ML3

Offers Over: £130,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: C

Description

I am proud to present this immaculate three-bedroom ground floor flat that is now available for sale. This pristine, well-maintained property strikes the perfect balance between style and comfort, attracting attention particularly from first time buyers, investors, as well as families.

The versatile living space includes a spacious and bright reception room which serves as an inviting space to entertain and relax. The contemporary kitchen, filled with natural light, comes equipped with a selection of built-in wall and base units, providing ample storage and complete functionality.

The flat features three generously-sized double bedrooms, with the master bedroom offering desirable proportions. Each bedroom, meticulously designed, promotes a restful retreat, upholding the same high standards prevalent throughout the property. The bathroom, boasting a modern finish, is fitted with both a bath and an electric shower, ensuring everyday practicality.

One of the prime features of this flat, uncommonly associated with this property type, is the garden. This outdoor space enables residents to enjoy some pleasant solitude or engage in social endeavors during favorable weather.

With an above-average epc rating of 'C', the property falls into the least expensive council tax band, 'A', a further advantage for potential buyers.

Situated in a much sought-after location, the property is advantageously positioned with access to a network of public transport links, ocal amenities, and nearby schools. Also within walking distance to nearby parks and walking routes.

This is a truly outstanding property, a magnificent blend of perfection and practicality. Do not miss the opportunity to secure this gem in the heart of the city.

Living Room
16'10" x 11'5" (5.13m x 3.48m)
Spacious bright living area with dining area.

Bedroom 1
13'3" x 10'5" (4.04m x 3.18m)
Double bedroom with wardrobes.

Bedroom 2
12'6" x 10'10" (3.8m x 3.3m)
Double bedroom to rear of property.

Bedroom 3
9'9" x 9'2" (2.97m x 2.8m)
Smaller double bedroom with storage.

Kitchen
13'1" x 8'3" (4m x 2.51m)
Fitted kitchen and access to rear garden.

Bathroom
5'11" x 5'10" (1.8m x 1.78m)
Fitted bathroom suite with electric shower.

Location
The sought after town of Hamilton boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Racecourse, 17th century museum, retail park, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital. Hamilton benefits from both primary and secondary educational facilities along with Hamilton College situated in the town. Ample bus and rail services provide access to surrounding Lanarkshire areas, with motorway links providing access in and around the central belt.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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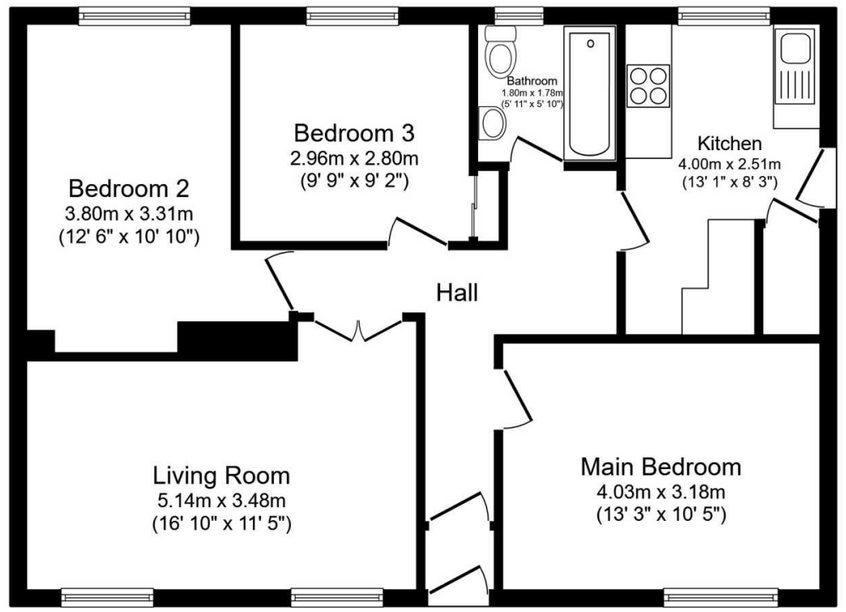
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 74.3 sq.m. (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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