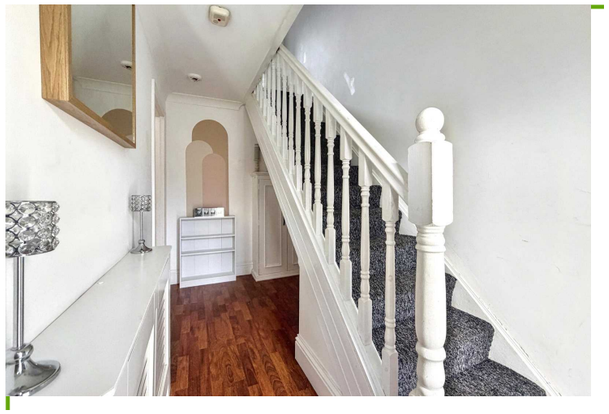
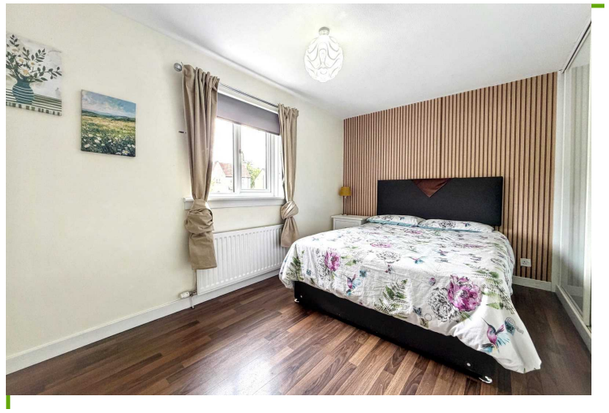


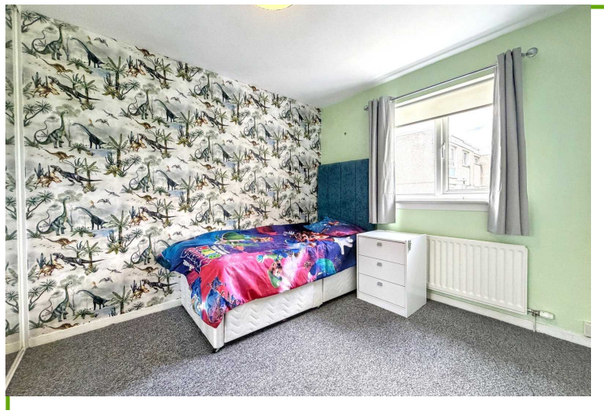


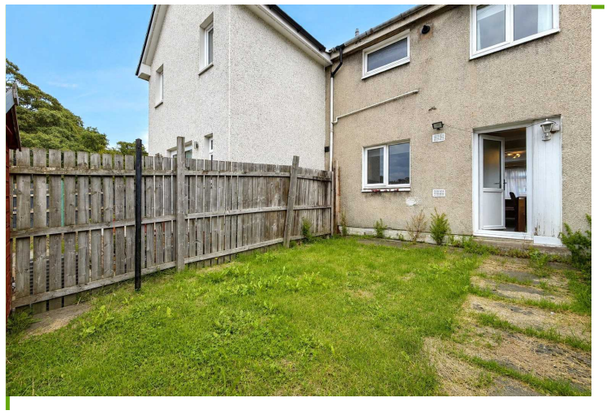












Chantinghall Road, Hamilton,
South Lanarkshire, ML3

Offers Over: £120,000

Tenure: Freehold

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The Property Ombudsman

Chantinghall Road, Hamilton, South Lanarkshire, ML3

Offers Over: £120,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D

Description

Set within an established residential area of Hamilton, this two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, couples, downsizers or buy-to-let investors.

The accommodation provides a comfortable and practical layout, with well-proportioned living space, fitted kitchen with dining area and further complemented by two double bedrooms.

Chantinghall Road is conveniently positioned for access to a range of local amenities, schooling and transport connections, while Hamilton town centre is within easy reach and offers an excellent selection of shops, supermarkets, restaurants and leisure facilities.

The property is also well placed for commuters, with convenient road and public transport links providing access throughout Hamilton and to surrounding areas.

Offering an appealing combination of location, accommodation and potential, this two-bedroom mid-terrace home is sure to attract interest from a broad range of buyers. Early viewing is recommended.

Living Room
10'6" x 14'9" (3.2m x 4.5m)

Kitchen / Diner
17' x 9'3" (5.18m x 2.82m)

Entrance Hall

Bedroom 1
13'9" x 8'5" (4.2m x 2.57m)

Bedroom 2
8'7" x 9'5" (2.62m x 2.87m)

Bathroom
6'4" x 6'1" (1.93m x 1.85m)

Location

Chantinghall Road is situated within a popular and established residential area of Hamilton, conveniently positioned for a wide range of everyday amenities. The surrounding area offers access to local shops, supermarkets, schooling and leisure facilities, with Hamilton town centre also within easy reach and providing a broader selection of retail, dining and recreational options.

The location is particularly convenient for commuters, with good road connections providing access to the M74 motorway network and onward travel throughout the central belt. Hamilton also benefits from regular bus and rail services, with nearby railway stations offering connections to Glasgow and surrounding towns.

For those who enjoy outdoor recreation, a variety of parks, walking routes and green spaces can be found within the wider Hamilton area. Combining convenient access to local amenities with strong transport links, Chantinghall Road is well placed for buyers looking to enjoy all that Hamilton and the surrounding area have to offer.

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.

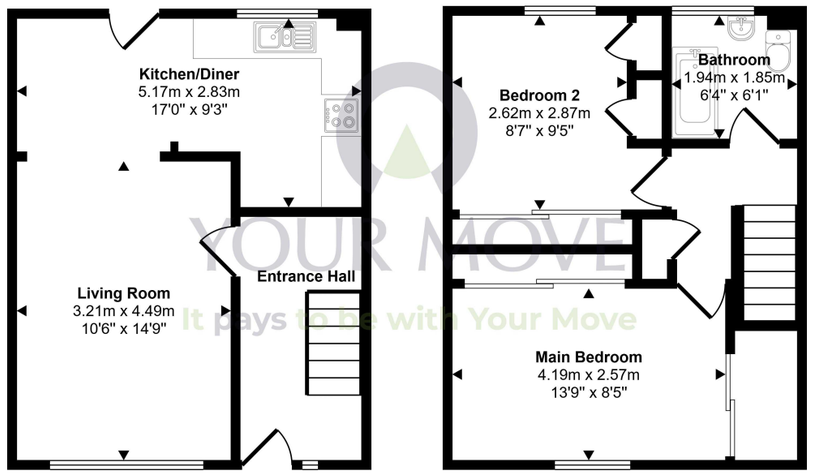
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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



For full EPC please contact the branch.

Approx Gross Internal Area
69 sq m / 746 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 35 sq m / 376 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.