



Burnblea Gardens

Hamilton, ML3 6RN

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Burnblea Gardens
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Flat/Apartment

**1 Bedroom
1 Reception
1 Bathroom**



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KEY FEATURES

- 1 bedroom 1st floor flat
- Bright neutrally decorated lounge with space for dining
- Well-proportioned kitchen with white units & grey granite effect worktops
- Fully tiled shower room with double enclosure
- Good sized double bedroom
- Several storage cupboards with 1 being large enough to utilise as a home office or utility area
- Secure door entry system
- Well maintained communal gardens & residents parking
- Within walking distance of Hamilton Town Centre, bus/train station & local amenities
- COUNCIL TAX BAND: A - EPC RATNG: C



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Burnblea Gardens, Hamilton, ML3 6RN

Move On are delighted to present to the market this 1 bedroom, 1st floor flat in Hamilton - Burnblea Gardens.

This property is entered via a secure door entry system into a well-maintained communal area. The flat itself is bright and welcoming, with a good sized neutrally decorated lounge/dining area with laminate flooring leading into a well-proportioned kitchen with white units, grey granite effect worktops, integrated oven, and laminate flooring. Off the entrance hall is a large double bedroom which again is neutrally decorated, and a fully tiled shower room with double enclosure. The property also benefits from several storage cupboards with 1 being large enough to utilise as a home office or utility area.

Externally, the flat is surrounded by well-maintained communal grounds and residents parking.

Burnblea Gardens is a quiet cul-de-sac within walking distance of Hamilton town centre, train, and bus station. The property is ideally placed for all local amenities, recreation facilities and just a few minutes' drive from the M74 motorway, linking the M8, M73 and East Kilbride Expressway.

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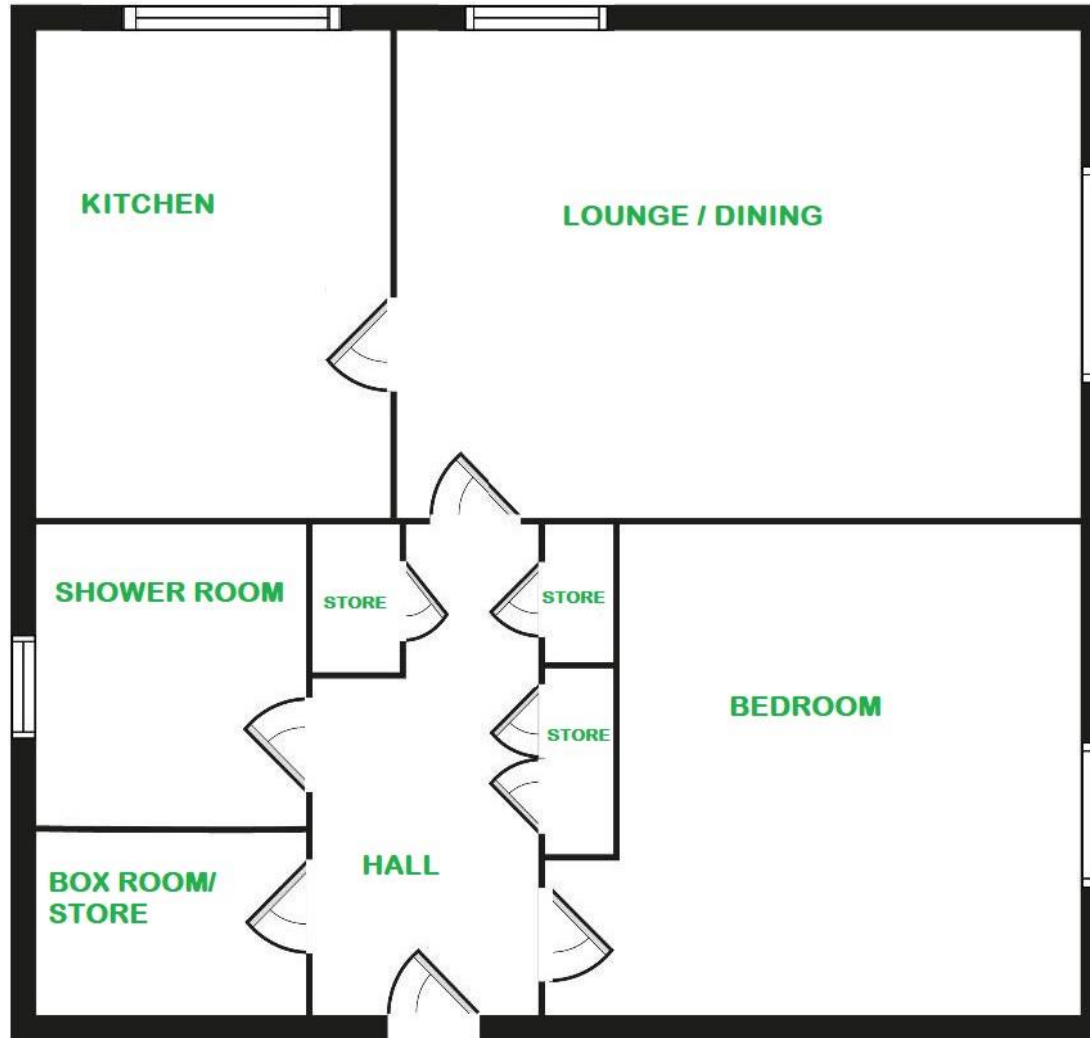
ROOM MEASUREMENTS

Lounge:
4.70m (15' 5") x 3.10m (10' 2")

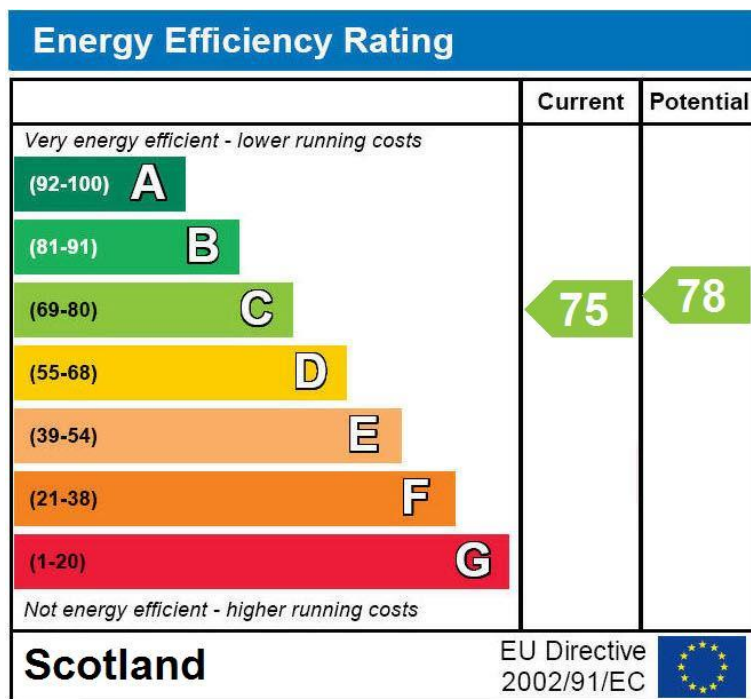
Kitchen:
3.10m (10' 2") x 2.60m (8' 6")

Bedroom:
3.60m (11' 10") x 3.20m (10' 6")

Bathroom:
2.10m (6' 11") x 1.90m (6' 3")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

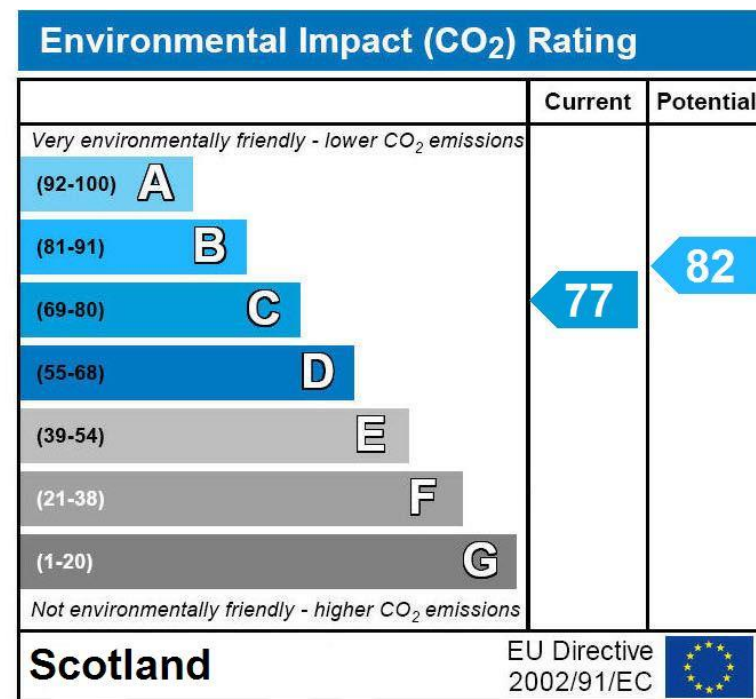


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (77)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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