



St Ronans Drive
Hamilton, ML3 8ES

move  **on**

St Ronans Drive
Hamilton
ML3 8ES

Ground Floor Flat

3 Bedrooms
1 Reception
1 Bathroom

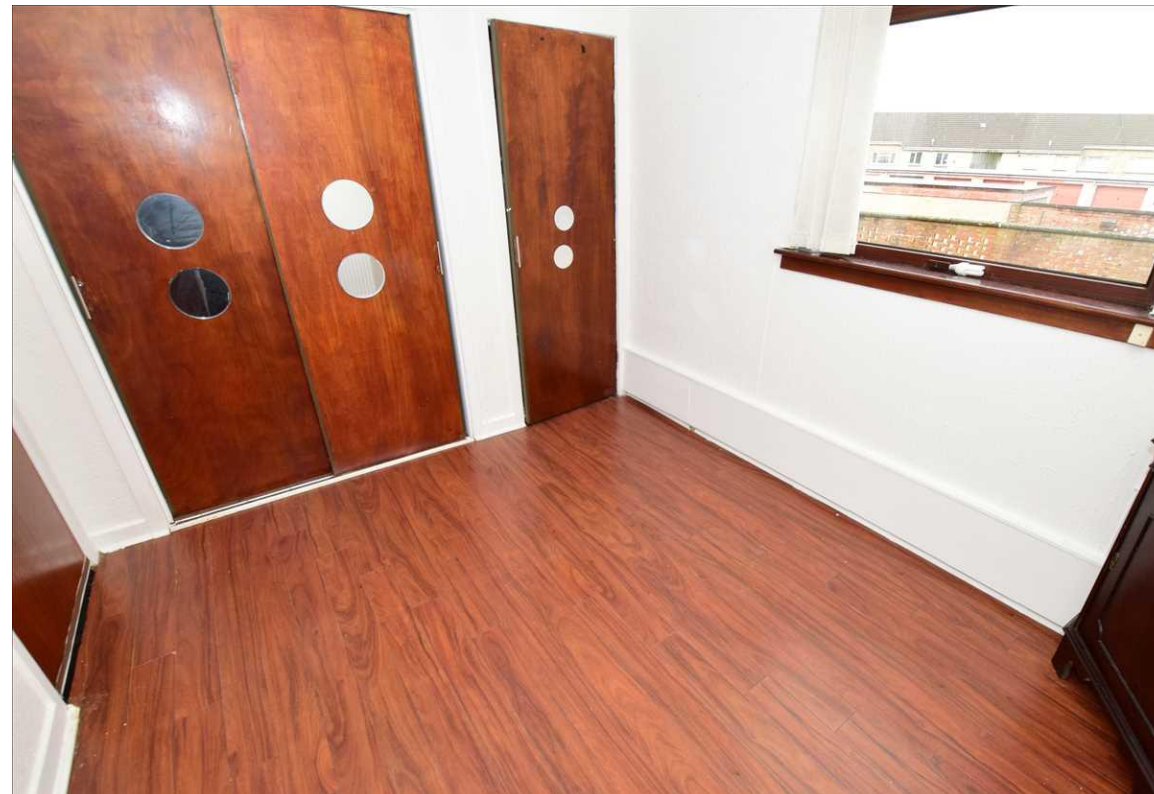


move on
www.moveonhomes.co.uk

01698 757 125

KEY FEATURES

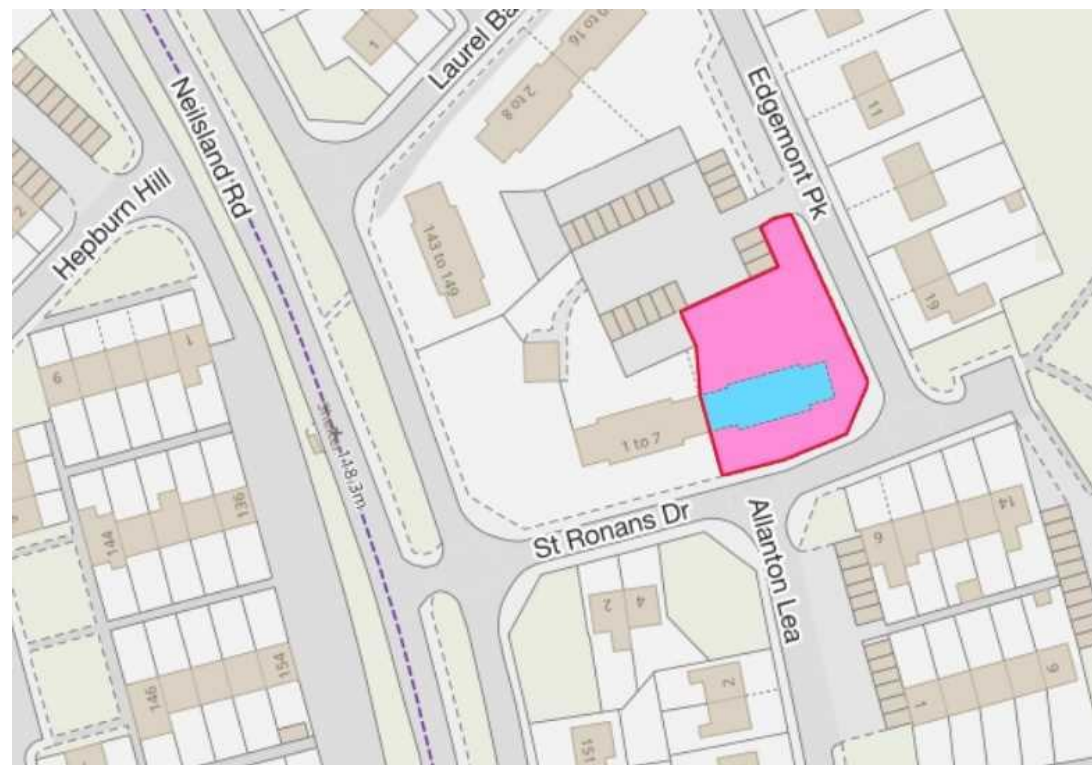
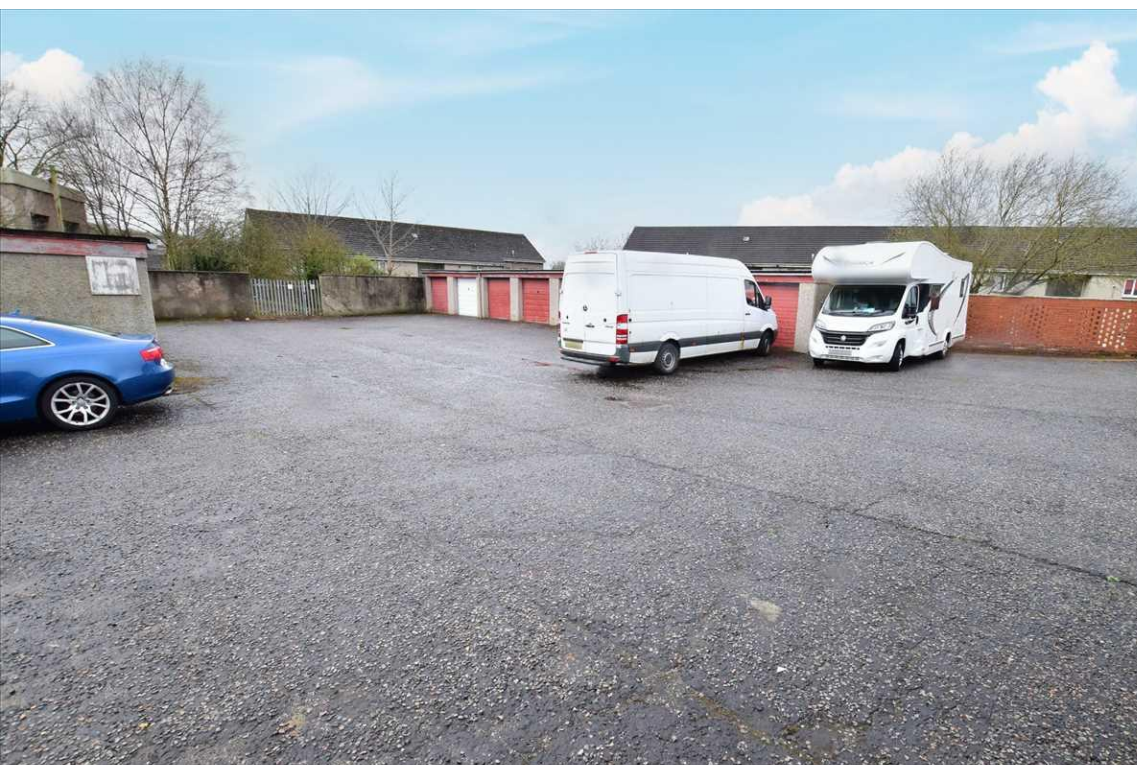
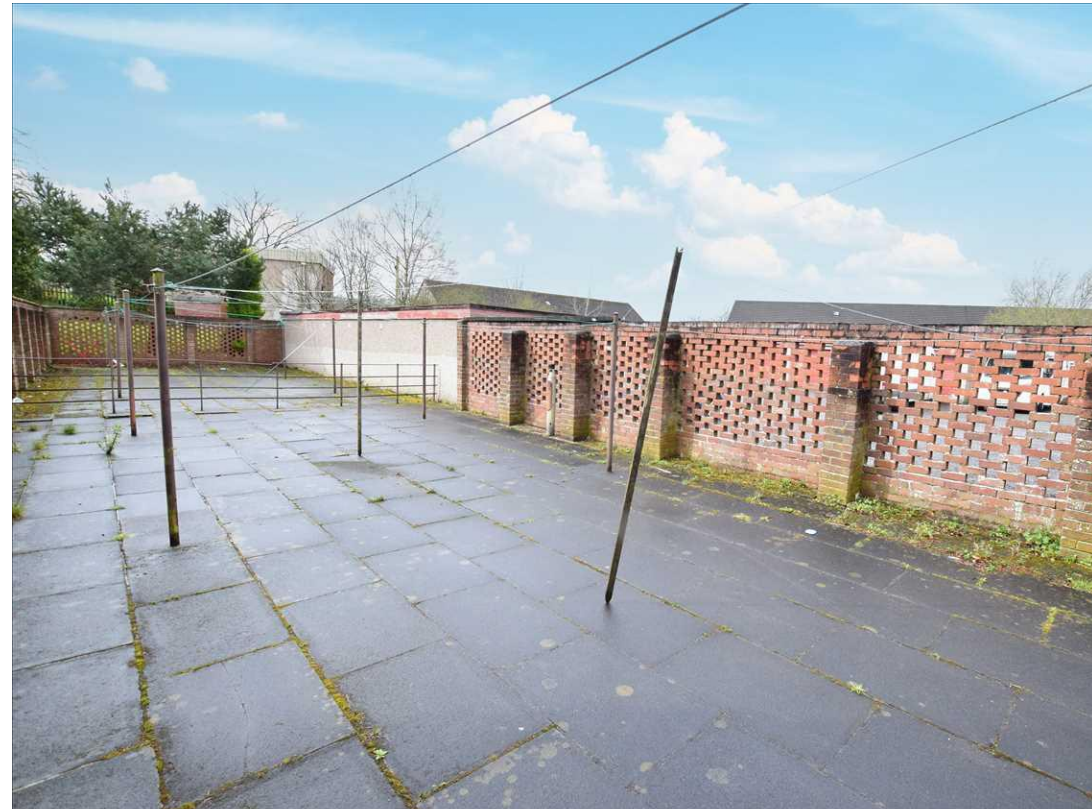
- Ground floor flat in popular location
- Bright lounge with neutral decor and walnut laminate flooring
- Good sized kitchen with oak coloured wall and floor units
- Tiled bathroom suite
- 3 bedrooms - all of which have fitted wardrobes and laminate flooring
- Large walk-in store cupboard
- Communal garden area laid to lawn, with residents enclosed clothes drying area
- Close to Hamilton town centre, train and bus station
- Easy access to M74, M8, and M73 motorways, as well as the East Kilbride Expressway
- COUNCIL TAX BAND: B EPC RATING: C



move on

www.moveonhomes.co.uk





St Ronans Drive, Hamilton, ML3 8ES

Move On are delighted to present to the market this fantastic 3 bedroom ground floor flat in Hamilton - St Ronans Drive.

The accommodation features: A bright, front facing lounge with neutral decor, feature fireplace, and walnut laminate flooring; good sized kitchen with oak coloured wall and floor units, contrasting worktops, and tiled splashback; tiled bathroom suite; 3 bedrooms - all of which have fitted wardrobes and laminate flooring; and a large walk in store cupboard/box room.

Externally there are communal gardens to the rear, as well as an enclosed clothes drying area; and there is plenty of on street parking available.

St Ronans Drive is a desirable location just off Neilsland Road in Hamilton, just outside the town centre, which has a fantastic selection of retail facilities; restaurants, bars, cinema, train and bus station. For those commuting by car, there is easy access to the M74, M73, M8 and East Kilbride Expressway.

move  on

ROOM MEASUREMENTS

Lounge: 5.00m (16' 5") x 3.60m (11' 10")

Kitchen: 4.10m (13' 5") x 3.20m (10' 6")

Bedroom 1: 3.00m (9' 10") x 2.80m (9' 2")

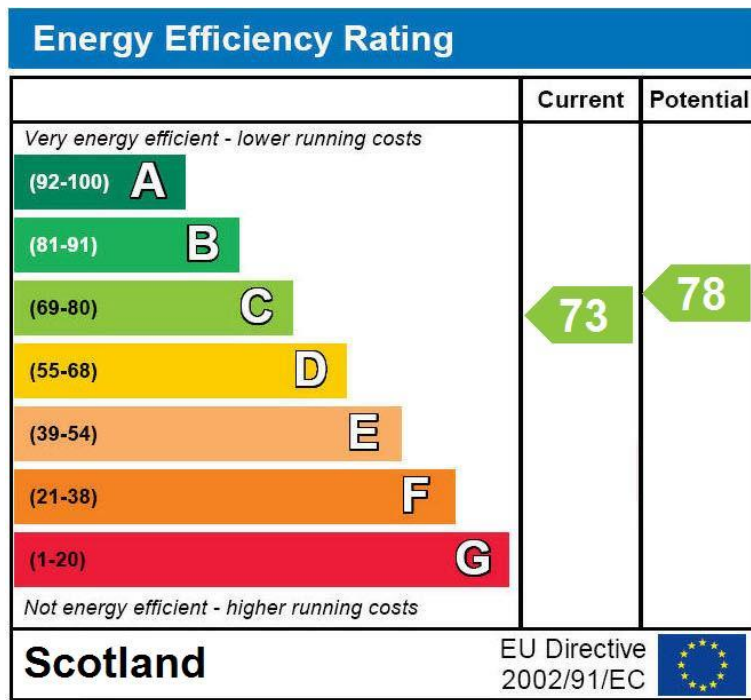
Bedroom 2: 4.40m (14' 5") x 2.75m (9' 0")

Bedroom 3: 4.40m (14' 5") x 2.70m (8' 10")

Bathroom: 2.20m (7' 3") x 2.00m (6' 7")



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.

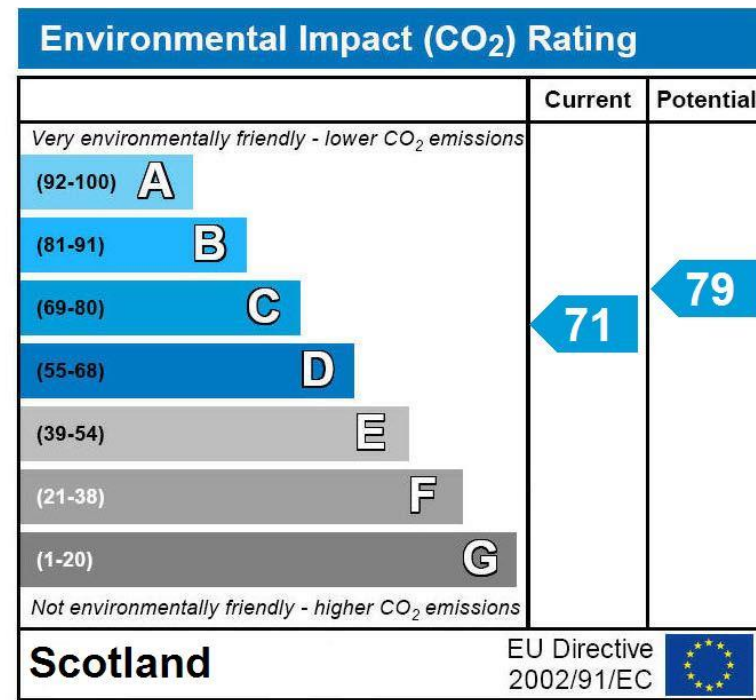


Energy Efficiency Rating

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 (73)**. 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 (71)**. 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.

move n

166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

 facebook.com/moveonhomes