



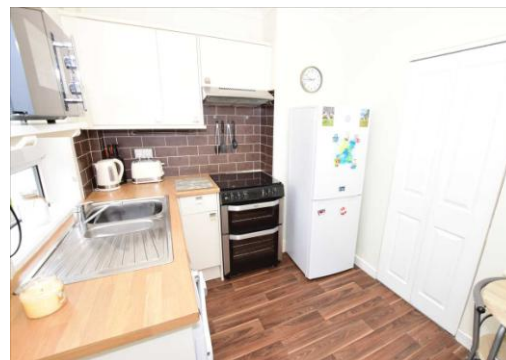
William Drive
Hamilton, ML3 7RJ

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William Drive
Hamilton
ML3 7RJ

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Beautifully presented ground floor flat
- Bright lounge with neutral decor and feature fireplace
- Gorgeous fitted kitchen with cream high gloss units, light oak worktops and dark wood laminate flooring
- 2 double bedrooms with fitted wardobes in the master bedroom, and a storage cupboard in bedroom 2
- Fully tiled bathroom with over bath shower
- Easy to maintain gardens to the front & rear
- Ideal 1st time buy or for someone looking to downsize
- Popular location close to local amenities and Hamilton town centre
- Close to Transport links and just a few moments' drive from M74, East Kilbride Expressway and Raith interchange
- COUNCIL TAX BAND : A - EPC RATING: C

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William Drive, Hamilton, ML3 7RJ

Move On are delighted to present to the market this beautifully presented 2 bedroom ground floor cottage flat in Hamilton - William Drive.

Off the welcoming entrance hall is a neutrally decorated lounge with laminate flooring and a feature fireplace, a gorgeous fitted kitchen with cream high gloss wall and floor units, light oak worktops, contrasting tiled splashback and dark wood laminate flooring. Both the bedrooms are good sized doubles with the master benefiting from fitted light oak wardrobes. The fully tiled bathroom is fitted with a white bathroom suite, over bath shower and dark wood laminate flooring. To the front of the property is an easy to maintain chipped garden and to the rear is a sizeable garden which is mostly paved, and surrounded by flower beds.

This property is in true-walk in condition and would make an ideal first time buy, buy to let investment, or suit those wishing to downsize.

William Drive is conveniently placed for amenities including local shops, schools, and transport links. The M74 is just a few moments drive and Hamilton train and bus station are also nearby. Hamilton is well served for recreational facilities including Sports centres, gyms, golf courses and Strathclyde Country Park.

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ROOM MEASUREMENTS

Lounge: 4.70m (15' 5") x 3.40m (11' 2")

Kitchen: 2.50m (8' 2") x 1.10m (3' 7")

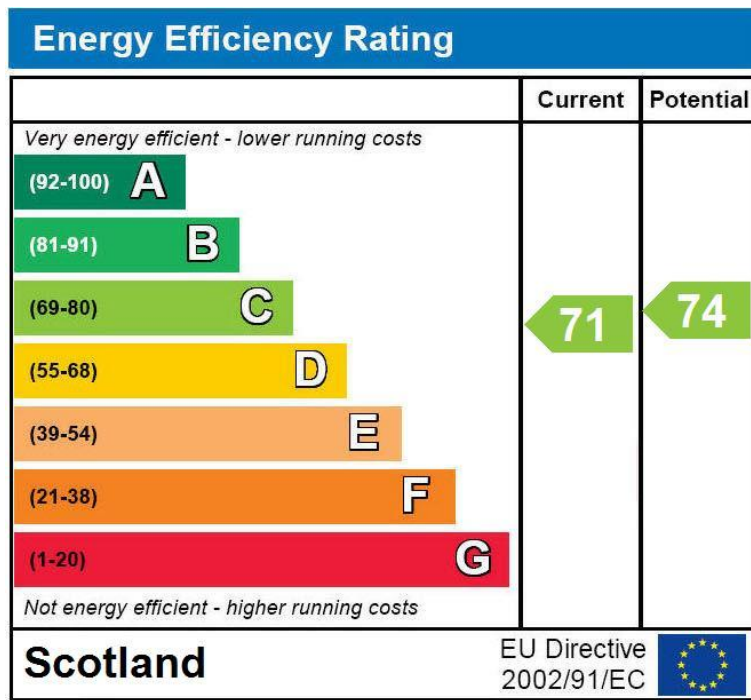
Bedroom 1: 4.00m (13' 1") x 3.50m (11' 6")

Bedroom 2: 3.20m (10' 6") x 2.70m (8' 10")

Bathroom: 2.50m (8' 2") x 1.50m (4' 11")



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.

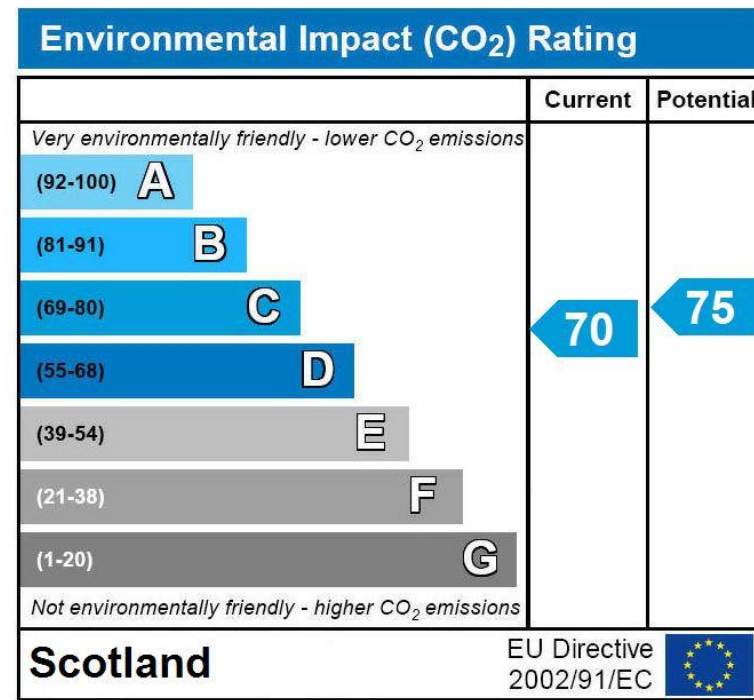


Energy Efficiency Rating

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 (71)**. 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 (70)**. 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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