



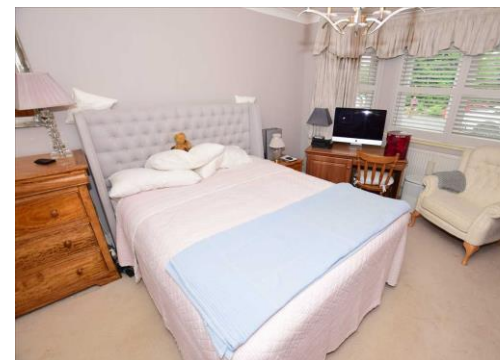
Auchingramont Road
Hamilton, ML3 6JP

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Auchingramont Road
Hamilton
ML3 6JP

Ground floor flat

2 Bedrooms
1 Reception
2 Bathrooms



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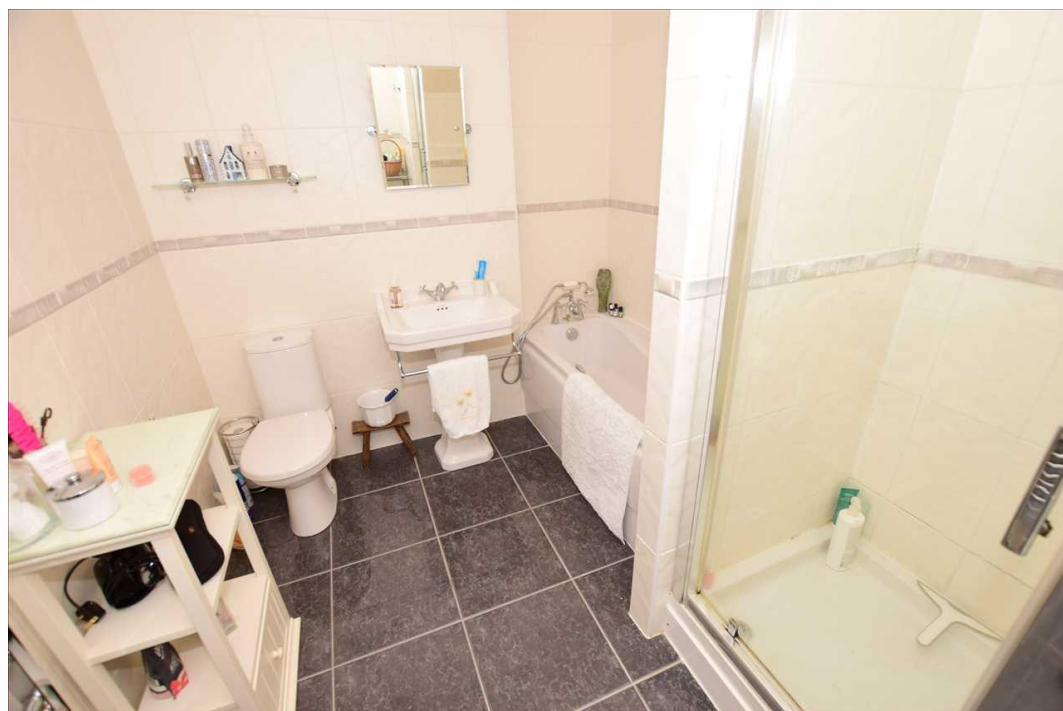
KEY FEATURES

- Rarely available ground floor flat with own main door entry
- Situated in one of Hamilton's most sought after addresses
- Spacious lounge with neutral decor, space for dining and patio doors
- Good sized kitchen with oak wall and floor units
- Both bedrooms are doubles with fitted wardrobes, and an ensuite shower room in the main bedroom
- 4 piece bathroom suite
- Quiet and peaceful setting to the rear of the building
- Allocated parking space + visitors parking
- Within walking distance to Hamilton town centre, shops, bars, restaurants, supermarkets, train and bus station. Easy access to the M74 and East Kilbride Expressway
- COUNCIL TAX BAND:E EPC RATING: C



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Auchingramont Road, Hamilton, ML3 6JP

Move On are delighted to present to the market this really lovely 2 bedroom ground floor flat in Hamilton - Auchingramont Road.

Situated in one of Hamilton's most sought after addresses, this charming home is positioned to the rear of the building, away from the street offering a quiet and peaceful setting, whilst being just a few moments walk from Hamilton's town centre, shops, bars, restaurants, supermarkets, shopping centre, train and bus station. This property would be perfectly suited for those looking for living accommodation all on the ground level, which includes: entrance vestibule; a spacious and bright lounge, with fresh neutral decor, carpeted flooring, space for dining and patio doors looking out to the garden area; modern kitchen with wrap-round oak wall and floor units and tiled splashback; fully tiled 4 piece bathroom suite; 2 generous double bedrooms, both of which have luxury fitted wardrobes providing lots of storage; and a tiled ensuite shower room in the main bedroom. There is gas central heating and double glazing.

Externally the property has a shared, manicured communal garden, an allocated parking space in the private residents car park, and visitors parking.

The desirable location of this property also offers convenient public transport links, as well as being close to the M74 motorway.

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ROOM MEASUREMENTS

Lounge: 4.60m (15' 1") x 4.40m (14' 5")

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

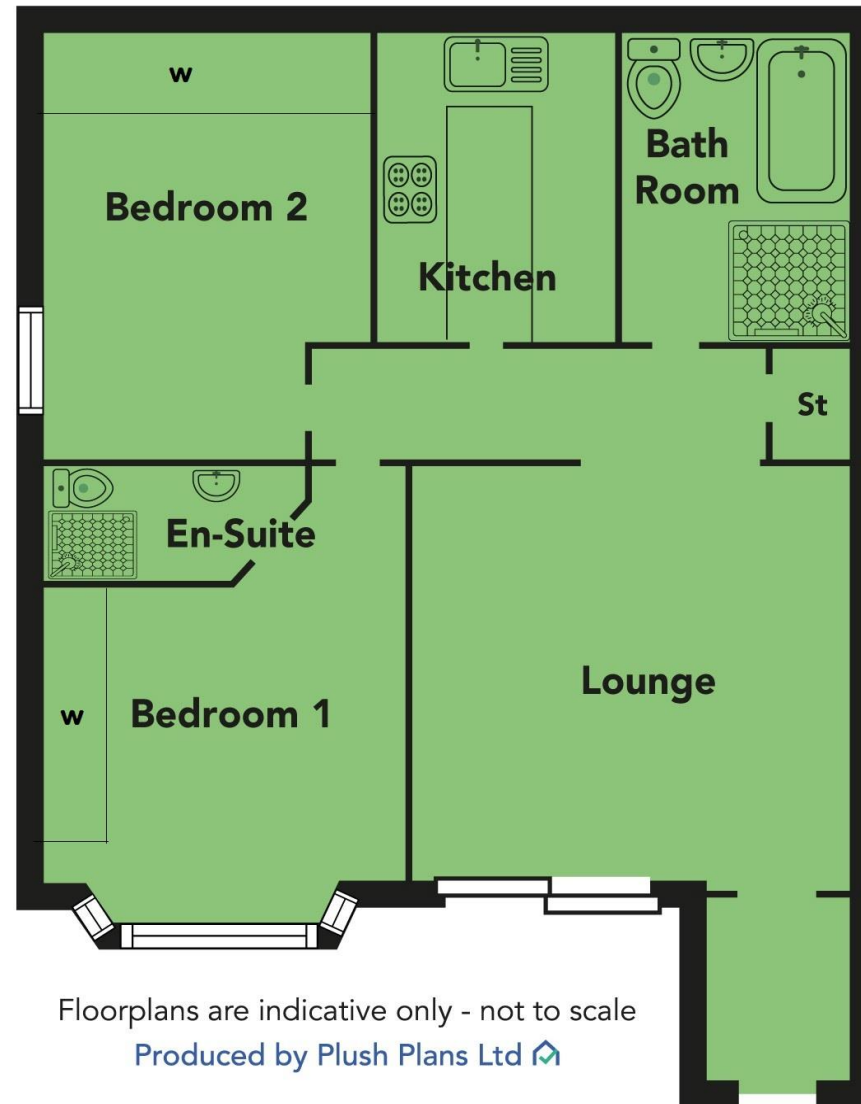
Bedroom 1: 5.10m (16' 9") x 3.50m (11' 6")

Ensuite: 2.60m (8' 6") x 1.30m (4' 3")

Bedroom 2: 3.50m (11' 6") x 3.10m (10' 2")

Bathroom: 3.10m (10' 2") x 2.20m (7' 3")

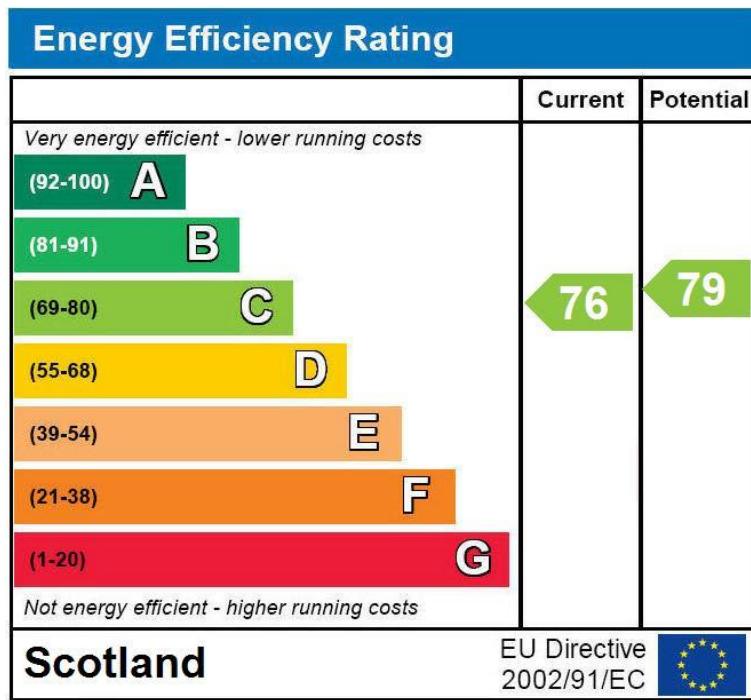
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Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

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.

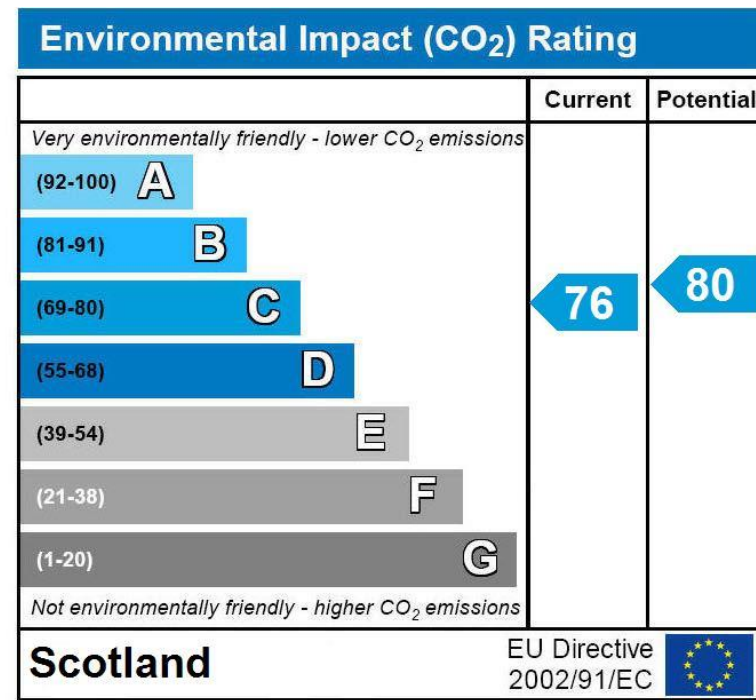


Energy Efficiency Rating

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 (76)**. 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 (76)**. 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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