



Fleming Way
Hamilton, ML3 9PF

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Fleming Way
Hamilton
ML3 9PF

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Well presented ground floor flat in walk-in condition
- Freshly painted throughout with new floor coverings
- Bright lounge with laminate flooring and feature wall panelling
- Good sized dining kitchen with oak coloured wall and floor units
- Fully tiled bathroom suite with a shower over the bath
- 2 double bedrooms
- Communal gardens and drying green. On Street parking
- Nearby train stations: Hamilton West, Hamilton Central and Blantyre
- Easy access to the M74 motorway, and East Kilbride Expressway
- COUNCIL TAX: B - EPC RATING: C



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Fleming Way, Hamilton, ML3 9PF

Move On are delighted to present to the market this 2 bedroom ground floor flat in Hamilton - Fleming Way.

This good sized flat has been recently repainted throughout, with new floor coverings, and is in walk-in condition. The accommodation features: a bright lounge with laminate flooring and feature wall-panelling; dining kitchen with oak-coloured wall and floor units, contrasting black worktops and tiled splashback; fully tiled bathroom suite with a shower over the bath; and 2 double bedrooms. There is gas central heating and double glazing.

Externally there is a communal garden area with drying green, and on-street parking.

Fleming Way is located in the Hillhouse area of Hamilton just outside the town centre which has a fantastic selection of retail facilities, shops, bars, restaurants, gyms, cinema and supermarkets. Nearby train stations are located at Hamilton West and Hamilton Central, and for those commuting by car there is easy access to the M74 motorway and East Kilbride Expressway

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ROOM MEASUREMENTS

Lounge: 4.20m (13' 9") x 4.50m (14' 9")

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

Bedroom 1: 3.95m (13' 0") x 2.75m (9' 0")

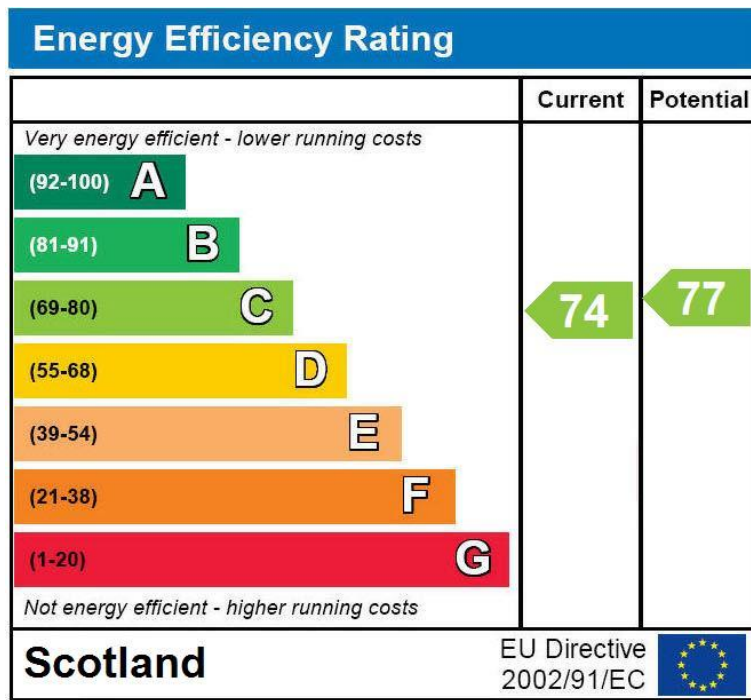
Bedroom 2: 3.30m (10' 10") x 4.50m (14' 9")

Bathroom: 2.70m (8' 10") x 1.50m (4' 11")



Floorplans are indicative - not to scale

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.

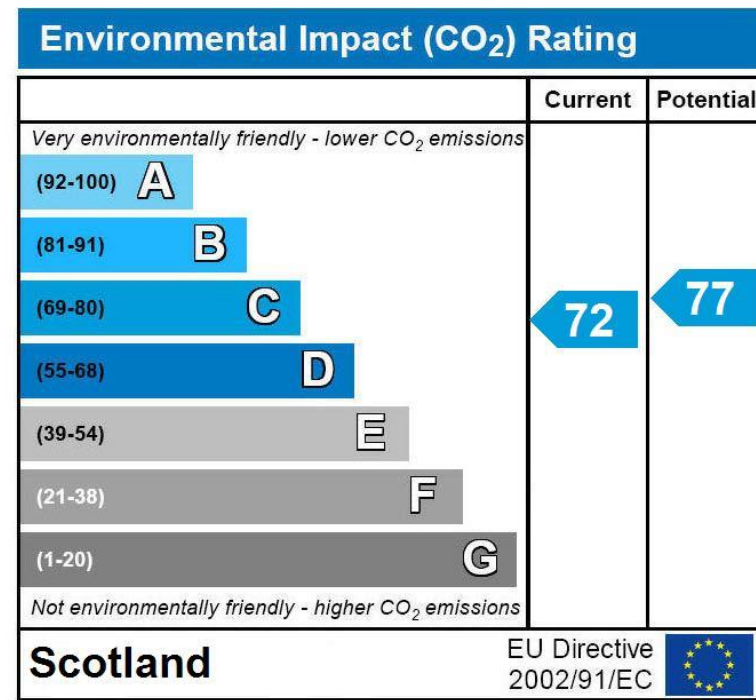


Energy Efficiency Rating

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 (74)**. 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 (72)**. 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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