



Kilwinning Crescent
Hamilton, ML3 8XQ

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Hamilton
ML3 8XQ

Detached

3 Bedrooms
3 Receptions
2 Bathrooms



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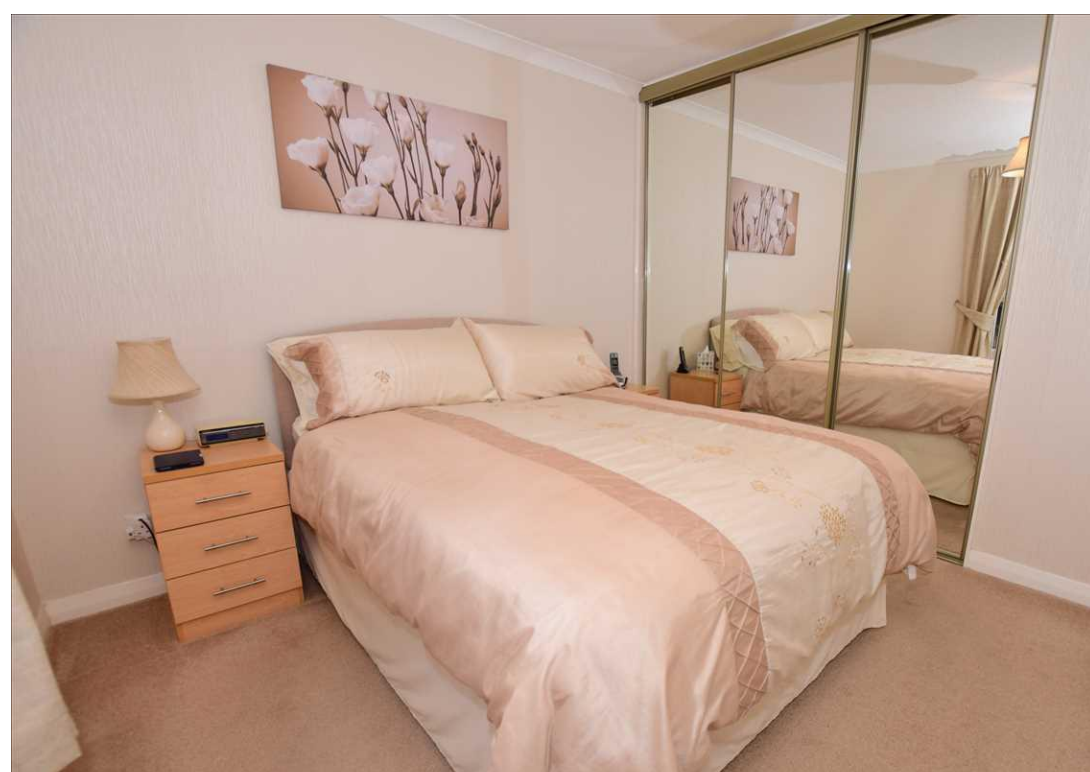
KEY FEATURES

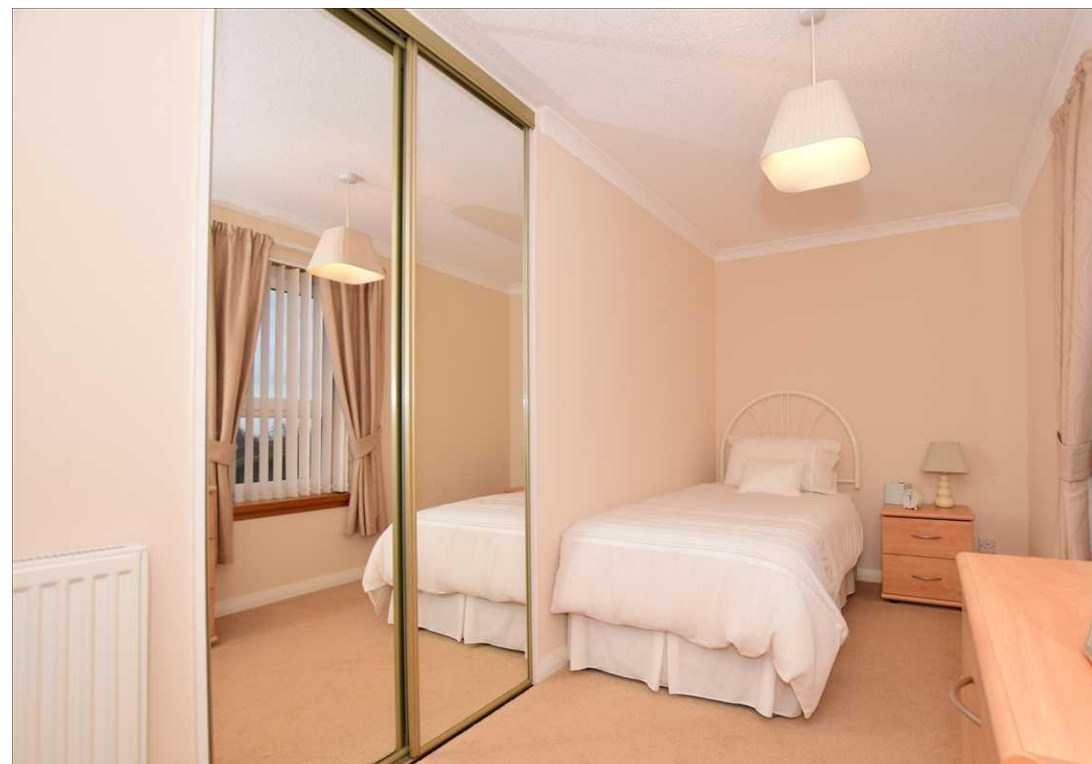
- Well presented detached family home
- Bright, full-length lounge with feature fireplace and carpeted flooring
- Separate dining room
- Cream fitted kitchen with tiled splashback and flooring
- Sunroom style conservatory to rear
- Fully tiled 4-piece family bathroom suite on the first floor + downstairs WC
- 3 double bedrooms with fitted wardrobes
- Professionally landscaped gardens to front and rear + driveway + garage
- Great location in the High Earnock area of Hamilton. Walking distance to Townhill Primary. Easy access to Hamilton town centre, shops, bus + train station and M74 motorway
- COUNCIL TAX BAND: E - EPC RATING: C



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Kilwinning Crescent, Hamilton, ML3 8XQ

Move On are delighted to present to the market this fantastic 3 bedroom detached villa in Hamilton - Kilwinning Crescent.

This lovely home has living accommodation over 2 levels, which includes: A bright and airy full length lounge with fresh, neutral decor, feature fireplace and carpeted flooring; separate dining room; cream fitted kitchen with tiled splashback and flooring; a really cool sunroom style conservatory to the rear which provides an excellent space for dining, socialising or relaxing; convenient downstairs WC; 3 double bedrooms on the first floor - all of which have fitted wardrobes; and a 4-piece fully tiled bathroom suite.

Externally, both the front and rear gardens have recently been professionally landscaped, and are now low maintenance paving with decorative features and a patio area to the rear. A monoblock driveway to the front leads to the garage.

Kilwinning Crescent is a quiet, cul-de-sac location in the High Earnock area of Hamilton, at the top of Wellhall Road, just off Davington Drive. Townhill Primary school is within walking distance. Hamilton town centre is easily accessible by bus, or just a few minutes drive, and has a large selection of retail facilities, shops, bars, restaurants, major supermarkets, cinema and leisure facilities. For those travelling by car the M74 and East Kilbride Expressway are within easy reach.

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ROOM MEASUREMENTS



Lounge: 5.40m (17' 9") x 3.30m (10' 10")

Dining Room: 2.96m (9' 9") x 2.60m (8' 6")

Kitchen: 2.87m (9' 5") x 2.70m (8' 10")

Conservatory: 5.38m (17' 8") x 2.70m (8' 10")

Downstairs WC: 1.70m (5' 7") x 0.80m (2' 7")

Bedroom 1: 3.30m (10' 10") x 2.80m (9' 2")

Bedroom 2: 4.20m (13' 9") x 1.90m (6' 3")

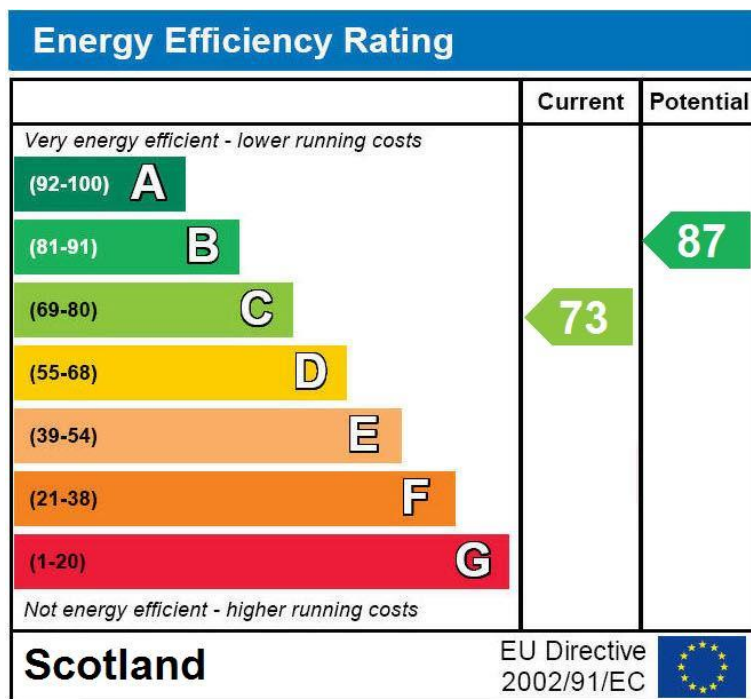
Bedroom 3: 3.50m (11' 6") x 3.00m (9' 10")

Bathroom: 3.00m (9' 10") x 2.10m (6' 11")



Floorplans are indicative only - 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.

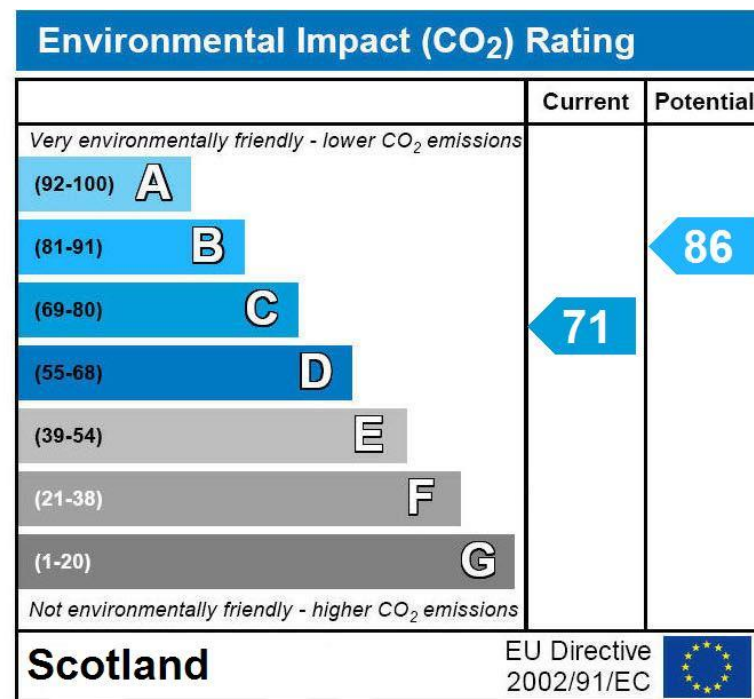


Energy Efficiency Rating

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 (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.

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