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OFFERS OVER £124,000
STIRLING DRIVE, HAMILTON

An excellent opportunity to purchase this two bedroom semi detached villa within the much sought after Udston area of Hamilton.

The accommodation comprises of entrance hall, lounge and kitchen. Two bedrooms and bathroom.

The property also benefits from gas central heating and double glazing.

The property is further enhanced with front and rear gardens and benefits from a driveway.

Early viewing is recommended to appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the motorway provides travel links throughout west and central Scotland.



Lounge 12'8" x 10'0"

Enter via six panel wood grain door into laminate floored lounge. Bay window to front. Centre ceiling light. Double radiator. One double and four single socket points. Feature fire surround with electric fire.

Entrance Hall

Enter via white UVPC door with frosted glass panels into laminate floored entrance hall. Double radiator. Centre ceiling light.

Upper Landing

Carpeted landing gives access to two bedrooms and bathroom. Access to loft. Single socket point. Centre ceiling spotlights.

Kitchen 13'2" x 9'4"

Enter via six panel wood grain door into tile floored kitchen which benefits from six white wall and floor units. Stainless steel sink with mixer tap. Worktops and tiled splashback. Integrated oven, hob and hood. Two centre ceiling spotlights. One double radiator. Two single and one double socket points. Double window to rear. Plumbed for washing machine. Storage cupboard. French doors to rear.



Master Bedroom

13'3" x 9'1"

Enter via six panel wood grain door into carpet floored bedroom. Two double window to front. One double radiator. Centre ceiling light. Two single socket points. Large mirrored wardrobes. Storage cupboard.



Bedroom 2

11'6" x 6'9"

Enter via six panel wood grain door into carpet floored bedroom. Double window to rear. One double radiator. Centre ceiling light. Two single socket points.



Bathroom

6'1" x 5'6"

Enter via six panel wood grain door into tile floored bathroom which benefits from a three piece suite with electric power shower. Double frosted window to rear. Integrated spotlights. One double radiator.

Gardens / Parking

Front garden is laid to lawn with trees and borders. Enclosed rear garden is laid to lawn with shrubs, trees and borders. Patio area. Driveway for two cars.

Extras

Included in the sale are all fixtures and fittings .

Heating and Glazing

The property benefits from gas central heating and double glazing.

**Offers over £124,000
are invited.**

HOME REPORT AVAILABLE
ON REQUEST

Council Tax BAND C



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Viewing By appointment through Paul Fox Properties

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This schedule does not constitute a report on the condition of the property and all area and room measurements are approximate only.