



Downie Street
Hamilton, ML3 6RT

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Downie Street
Hamilton
ML3 6RT

Terraced

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Well presented mid terraced home in a popular location
- Bright lounge with open plan dining area, laminate flooring, and French doors leading to the rear garden
- White fitted kitchen with tiled floors and splashback
- Both bedrooms are doubles with fitted wardrobes
- Walk-in shower room with wet wall panelling and vanity unity
- Fully enclosed low maintenance gardens to front and rear
- Excellent first time buy, buy to let, or would also suit those wishing to downsize
- Walking distance to Hamilton town centre, shops, bars restaurants, train and bus stations
- Close to M74 motorway
- COUNCIL TAX BAND: D - EPC RATING: C



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Downie Street, Hamilton, ML3 6RT

Move On are delighted to present to the market this lovely 2 bedroom mid-terraced home in Hamilton - Downie Street.

This charming property has been well cared for and is in excellent condition throughout - the accommodation features: A bright and welcoming lounge with open plan dining area, with fresh, neutral decor, laminate flooring and French doors leading to the rear garden; Modern fitted kitchen with white wall and floor units, tiled splashback and flooring; 2 double bedrooms with fitted storage; and a walk-in shower room with wet-wall panelling and vanity unit. There is gas central heating and double glazing.

Externally there is an enclosed, low maintenance rear garden with paved patio area, chipped decorative stones and clothes drying area; and to the front is a further small garden area which is mostly chipped paving stones; and there is lots of on street parking available.

Downie Street is a popular location within Hamilton, just off Low Waters Road within walking distance of Hamilton town centre, train, and bus station. The property is ideally placed for all local amenities, recreational facilities and just a few minutes' drive from the M74 motorway, linking the M8, M73 and East Kilbride Expressway.

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ROOM MEASUREMENTS

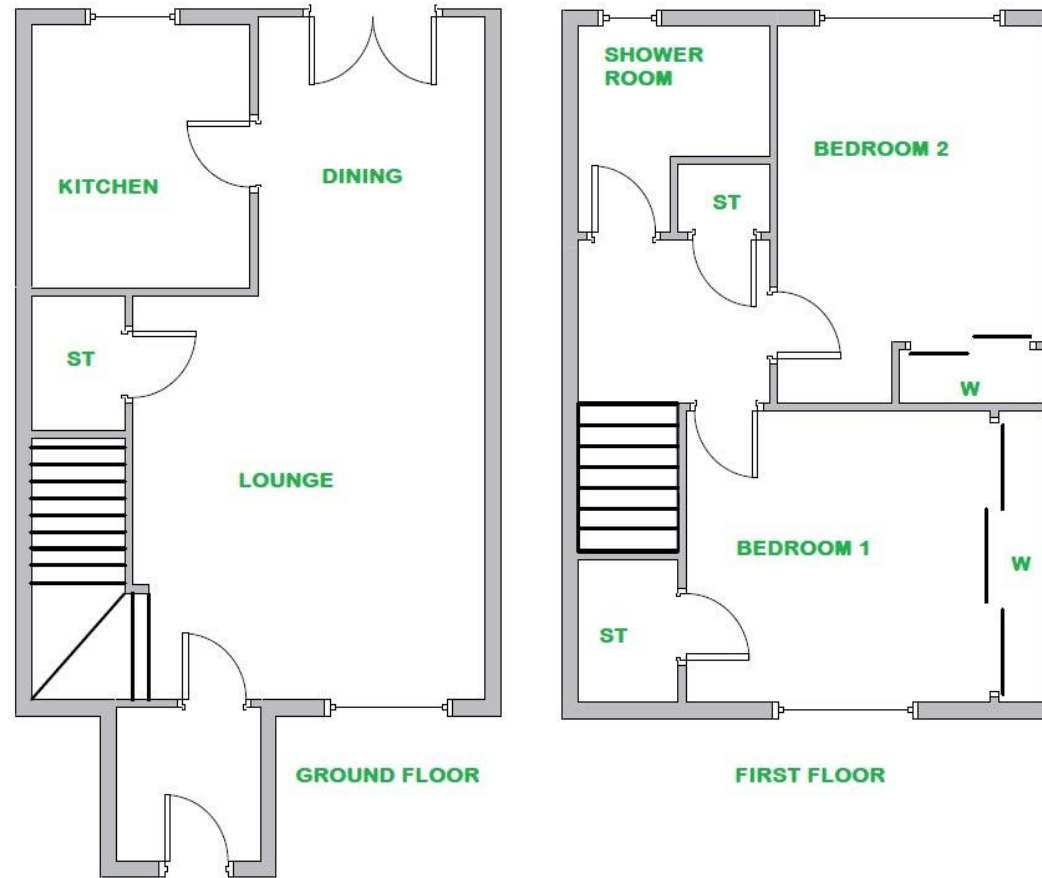
Lounge / Dining:
6.20m (20' 4") x 3.80m (12' 6")

Kitchen:
4.20m (13' 9") x 2.30m (7' 7")

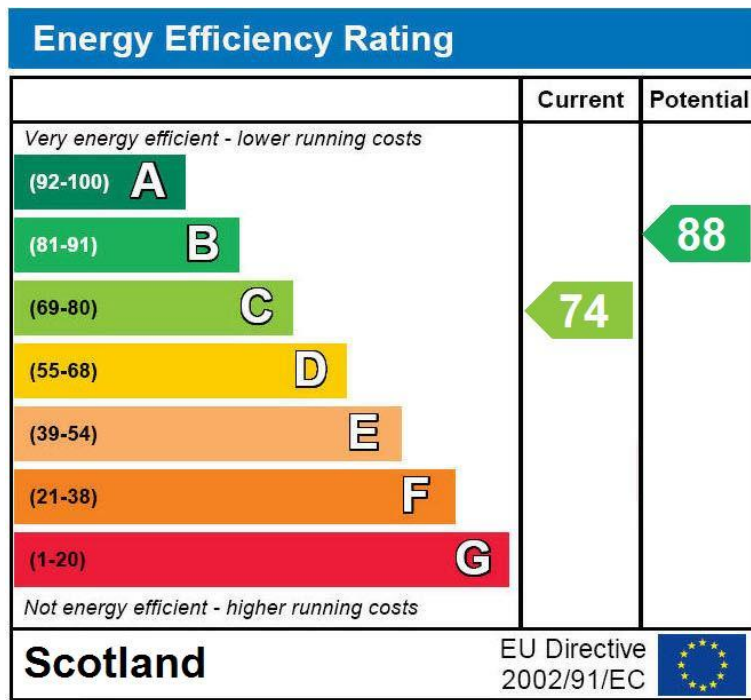
Bedroom 1:
3.20m (10' 6") x 2.90m (9' 6")

Bedroom 2:
3.40m (11' 2") x 2.65m (8' 8")

Shower Room:
2.50m (8' 2") x 2.00m (6' 7")



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.

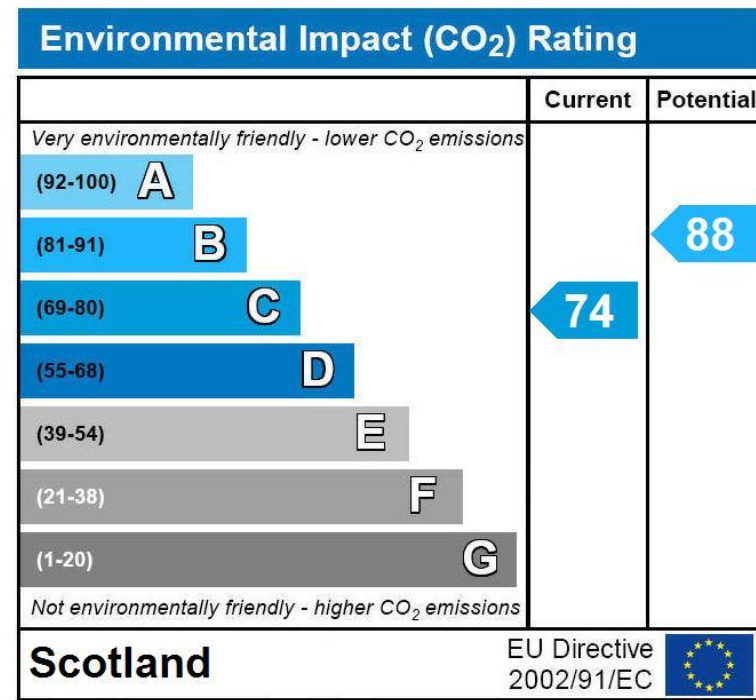


Energy Efficiency Rating

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 (74)**. 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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