







# Hamilton

19 Fenwick Drive, Hamilton, ML3 7YG

Independent Estates





## Travel Directions

From Hamilton town centre travel up Low Waters Road toward Strathaven (A723). After mini roundabout at top of the hill take your first left into Newlands Drive. Take your fourth right into Aitken Road. Take your next right into Fenwick Drive. The property is situated on your left identified by our for sale board.

### Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

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## 19 Fenwick Drive, Hamilton, ML3 7YG

Independent Estates are delighted to welcome this rarely available two bedroom semi-detached bungalow located within a highly desirable address in Silvertonhill. The property is within the catchment for highly regarded schools and conveniently situated for all local amenities.

Accommodation is arranged over one level comprising: Entrance to property via side facing upvc door with glass insert leading to entrance hallway. Entrance hallway with fitted carpet gives access to lounge, two bedrooms, shower room and fitted storage. Rear facing lounge with fitted carpet leads to kitchen. Side and rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, fitted storage, partially tiled walls and lino flooring. The kitchen gives access to rear garden via half glazed upvc door.

Bedroom one is front facing with fitted carpet and wardrobes. Bedroom two is again front facing with fitted carpet. Side facing shower room comprising three piece suite including low flush wc, wash hand basin and double shower cubicle. Fully tiled walls and lino flooring.

The property boasts double glazing and recently installed gas central heating. Front garden is mainly laid to decorative gravel. Large mono blocked driveway to side leads to single garage with up and over door, electricity and lighting supplied. Generous terraced rear garden with timber fencing.

\*\*The current vendors have been granted planning consent for extension to side and rear. Drawings and information available.\*\*

### Offers Over £108,000

Entrance Hallway	2.79m x 0.96m	Lounge	5.22m x 2.85m
Kitchen	2.30m x 2.00m	Bedroom One	3.36m x 2.76m
Bedroom Two	3.35m x 2.18m	Shower Room	1.96m x 1.69m

Viewing: [Strictly by appointment via Independent Estates](#)

