



## 2 Ashland Avenue

, Hamilton, ML3 7SH

**Offers over £94,000**

### NEW TO THE MARKET!

A newly upgraded and freshly decorated end terraced villa, situated within the ever popular Eddlewood area within Hamilton.

The accommodation comprises entrance hall, large bright lounge with ample space for dining and dual aspects to front and rear, new fitted kitchen, 2 great sized bedrooms and newly installed bathroom.

Further benefitting from new flooring and carpets throughout, new front and back access doors, new radiators and externally with new fencing and turf.

Landscaped gardens to front side and rear, with paved patio to the rear and again to the side providing ample off road parking.

DG. GCH. EPC D.

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Newly modernised throughout!
- New Kitchen & Bathroom
- New Front and Rear Door
- Landscaped gardens
- New carpets and flooring



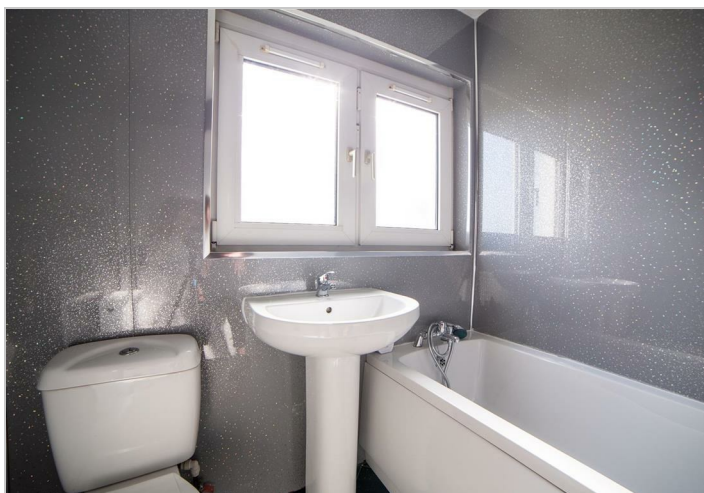
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.