



paulfoxproperties



OFFERS OVER £30,000

WOODLEA DRIVE, HAMILTON

Paul Fox Properties welcome to the market this one bedroom ground level flat situated in a popular area of Hamilton. A great opportunity for a first time buyer or buy to let investor.

The accommodation comprises of entrance hall, lounge and kitchen. Master bedroom and bathroom.

The property benefits from electric heating and double glazing. Communal garden to rear.

Viewing is highly recommended to appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the M8 provides travel links throughout west and central Scotland.

Easy access is available to all motorway links for West Central Scotland.

Entrance Hall

Entering via white UPVC door into carpet floored entrance hall. Centre ceiling light. Single radiator. One single socket point. Storage cupboard.

Lounge 14'3" x 11'11"

Entering via white wood door into carpet floored lounge with double window to front. Double radiator. Centre ceiling light. One single and two double socket points. One single radiator.

Kitchen/Diner

12'0" x 7'3"

Entering via white wood door into vinyl floored kitchen with double window to rear. Seven wall and floor units. Free standing cooker. Worktops and tiled splashback. Stainless steel sink with taps. Centre ceiling light. Two double socket points. Double window to rear. Plumbed for washing machine.

Master Bedroom

12'2" x 11'0"

Entering via white wood door into carpet floored master bedroom with double window to front. Centre ceiling light. One single and one double socket points.

Bathroom 5'7" x 5'6"

Entering via white wood door into tile floored bathroom which benefits from a two piece white suite with walk shower cubicle and electric shower. Single frosted window to rear. Centre ceiling light

Gardens

Communal gardens.

Extras

Included in the sale are all fixtures and fittings.

Heating and Glazing

The property benefits from electric heating and double glazing.

Council Tax

Band "A"

Offers over £30,000 are invited.

HOME REPORT
AVAILABLE

Viewing By appointment through Paul Fox Properties

Contact Paul Fox

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