



40 Birdsfield Street, Hamilton, South Lanarkshire, ML3 0RD

Two Bedroom, End-Terrace Home

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Property Description

Beautifully-presented and bright, two-bedroom, end-terrace home with a conservatory and private gardens. Quietly set on a cul-de-sac within a residential area, located northwest of Hamilton town centre in South Lanarkshire.

Comprises; an entrance hall, living room, conservatory, kitchen, two bedrooms, and a family bathroom. Highlights include a contemporary fitted kitchen with integrated appliances, modern bathroom suite, and light neutral decor. In addition, the property benefits from double glazing, gas central heating, and convenient storage provision including built-in bedroom wardrobes.

External features include a low-maintenance garden laid to lawn and the residential parking with a private allocated spot to the front, and an enclosed private garden to the rear.

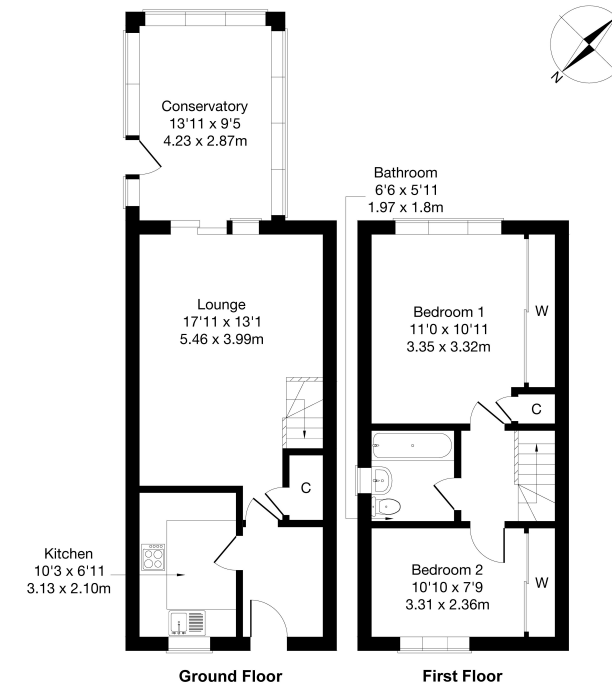
The entrance hall has space for outerwear and affords access to the contemporary kitchen with fitted units and stone-effect worktops, tiled surround, and a stainless steel sink set below a front-aspect window. Appliances include an integrated oven and gas hob with extractor hood above, a dishwasher, and a fridge/freezer.

With wood-effect flooring that carries through from the hall, the living room offers a feature fireplace, store cupboard, inset lighting, and patio doors that open to the large conservatory. Currently used as a dining room, the conservatory features a central pendant light fitting, matching wood-effect flooring from the lounge and hall, and access to the private rear garden.

Upstairs, bedroom one is set to the rear with ample space for freestanding furniture and excellent storage provision including built-in wardrobes with sliding mirror doors and a separate cupboard. Likewise, bedroom two also has built-in wardrobes and offers carpeted flooring and a pendant light fitting.

Completing the accommodation and with a side-aspect window, the family bathroom is fully tiled and fitted with a three-piece suite including a shower unit over the bath.

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Approximate Gross Internal Area: (891 sq ft - 83 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated on the south bank of the River Clyde in South Lanarkshire, Hamilton lies 12 miles southeast of Glasgow. The bustling historic town offers all the amenities expected of a town of its size, with an excellent range of shops and services available throughout, whilst a little further afield, Motherwell and East Kilbride provide additional retail options. With easy access to the East Kilbride Expressway and the M74, there are also three railway stations for easy commuting and an express bus direct to Glasgow. Attractions

include the Hamilton Mausoleum, Low Park Museum, and the Hamilton Town House which serves as a town hall, library and arts venue, and there are also well-regarded primary and secondary schools within the area. With easy access to the Clyde Valley National Tourist Route, nearby Chatelherault Country Park and Strathclyde Country Park offer open green spaces for leisure and recreation.





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