SEMI-DETACHED
CHALET VILLA
119, Chatelherault Crescent, Hamilton. ML3 7PL
Offers Over £116,000

Features
* Family hole within Silvertonhill
* Generous lounge
* Dining room with patio doors
* Kitchen
* Three good sized bedrooms
* Fully panelled shower room / wc
* Gas central heating and double glazed
* Fully enclosed garden
* Garage and driveway
* Close to amenities and ideal for commuting

Garage 17'6" x 7'2"
A paved driveway at the side of the property leads to the integral garage. Up and over entrance door. Personal door to rear. Power and lighting supply laid on.

Gardens
There are garden areas to front and rear, both laid for ease of maintenance.
Front laid to lawn with gravel area and dwarf, brick built, boundary walls.
Rear, fully enclosed and laid to gravel with two paved patio areas and external lighting.

Inclusions
Included in the sale are all fitted carpets, curtains and blinds. All other items of furniture can be included in the sale by separate negotiation with the sellers.

Travel Directions
Leave Hamilton New / Top Cross along Quarry Street and bear left at the first roundabout onto Johnstone Road. At the end of this road bear right onto Silvertonhill Avenue and left at the first roundabout onto Chatelherault Crescent. Follow this road and the property is on the left hand side.

EPC Rating
BAND D

Viewing
By appointment with STIRLING DUNLOP on 01698 285295, or CALL CENTRE on 0141 572 7665 Monday - Friday 5pm - 9pm, Saturday and Sunday 10am - 4pm

STIRLING DUNLOP
SOLICITORS AND ESTATE AGENTS

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GSPC DISCLAIMER
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.
Location
Set within the sought after Silvertonhill district of Hamilton, this semi-detached family home is located within minutes of the town centre with its fine selection of shops, restaurants and facilities and falls within, arguably, the best school catchment area of the town. Hamilton is ideally situated for commuting to Glasgow, Edinburgh and the central belt via both the nearby M74 motorway (which connects with the M8 and M73 networks) and major road and rail transport links.

Accommodation
Occupying a slightly elevated site within Silvertonhill, this semi-detached chalet villa requires some internal modernisation but has the potential of being an excellent family home.

The accommodation is laid over two levels and comprises, on the ground floor, entrance hall, generous lounge, open plan dining room with patio doors overlooking the rear garden and patio area and kitchen with dual aspects. On the upper floor are three good sized bedrooms and fully panelled shower room / wc with replacement white suite.

The property, which has uPVC roofline cladding, is heated by a gas central heating system and has the added benefit of being double glazed (with the exception of one kitchen window which is secondary glazed). A paved driveway at the side leads to the integral garage. There are garden areas to front and rear, the rear being fully enclosed.

Measurements

<table>
<thead>
<tr>
<th>Description</th>
<th>Dimensions</th>
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<tbody>
<tr>
<td>ENTRANCE HALL</td>
<td>7'0&quot; x 4'0&quot;</td>
</tr>
<tr>
<td>LOUNGE</td>
<td>14'3&quot; x 13'3&quot; at widest</td>
</tr>
<tr>
<td>DINING ROOM</td>
<td>11'6&quot; x 8'10&quot;</td>
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<tr>
<td>KITCHEN</td>
<td>11'4&quot; x 7'5&quot;</td>
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<tr>
<td>UPPER LANDING</td>
<td>8'0&quot; x 6'6&quot; over stairwell</td>
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<tr>
<td>BEDROOM ONE</td>
<td>13'0&quot; x 9'0&quot;</td>
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<tr>
<td>BEDROOM TWO</td>
<td>12'0&quot; x 10'0&quot;</td>
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