



Balmore Drive, Hamilton, South Lanarkshire Offers Over £118,000

3 bedroom terraced house for sale | Freehold

Set within an established residential pocket in Hamilton, this much-loved three-bedroom mid-terrace villa offers bright, well-proportioned rooms, excellent storage, and stunning open views, ideal for first-time buyers, families or downsizers alike.

To the front of the property, a neat, chipped garden and patio area create a charming entrance and a peaceful spot to enjoy the sun. Step inside via the bright and airy sunroom, a lovely space for relaxing or reading, which leads through to the hallway and main accommodation.

The lounge spans the length of the property, with large windows to both front and rear, flooding the space with natural light and offering flexibility in layout. The dining-sized kitchen is fitted with a range of wall and floor-mounted units, along with a freestanding oven, grill, gas hob and a washing machine. A back door from the kitchen opens out to a tiered rear garden formed with slabbed patio areas, timber fencing, two garden sheds, and some of the best open views across Hamilton and beyond.

Upstairs, the home offers three bedrooms, two generous doubles with mirrored wardrobes, and a third bedroom with a handy storage cupboard. A modern wet room replaces the original bathroom, offering a practical and accessible layout.

Fresh, neutral décor runs throughout, with scope for any new buyer to modernise and put their own stamp on it. Additional benefits include gas central heating, double glazing, and on-street parking close by.

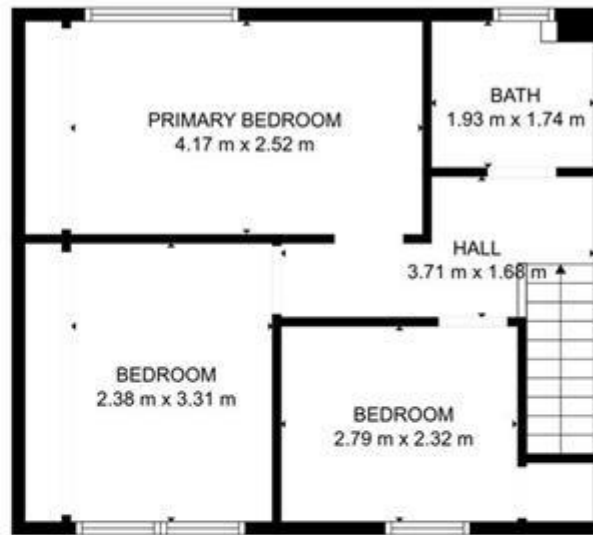
Balmore Drive is ideally located for access to local primary and secondary schools, as well as shops, supermarkets and transport links. Hamilton town centre and nearby retail parks provide a wide choice of amenities, cafés, restaurants, and leisure facilities. For commuters, the M74 and nearby train stations at Hamilton West and Hamilton Central offer easy access to Glasgow and beyond. This is a warm and welcoming home with a fantastic outlook and excellent potential, early viewing is highly recommended. Thinking of selling?

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Council Tax Band: B
Tenure: Freehold
Parking options: On Street
Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 80 m²
 FLOOR 1: 40 m², FLOOR 2: 40 m²
 EXCLUDED AREAS: SCREENED PORCH: 5 m²
 WALLS: 9 m²

FLOOR PLAN CREATED BY CURRICUDA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-)	A	(92-)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	79	78	81
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	