



BOHOME
ESTATE AGENTS

Woodhead Crescent, Hamilton Offers Over £110,000

2 bedroom end-terraced house for sale | Freehold

Set within a quiet and leafy pocket, this bright and airy two-bedroom end-terrace home offers generous living space, private gardens, and fresh, neutral interiors, ideal for first-time buyers, downsizers, or investors alike.

To the front, a gated garden framed by mature shrubbery and lawn creates a charming entrance, with a slabbed pathway and boundary wall adding kerb appeal. Inside, a welcoming hallway includes a large storage cupboard and newly fitted carpet that flows up the stairs, offering a smart first impression.

The lounge sits to the front of the home and is flooded with natural light thanks to a large picture window overlooking the neighbouring woodland. Finished with laminate flooring, it's a cosy and inviting space to relax. To the rear, the dining kitchen spans the width of the home, perfect for entertaining or working from home, with ample worktop space, an electric oven and hob, free-standing washing machine, and room for a full dining set. The rear door leads directly out to the enclosed rear garden, which is formed of easy-maintenance slabs and surrounded by timber fencing.

Upstairs, two well-proportioned double bedrooms are neutrally decorated, one of which includes a built-in storage cupboard. The bathroom is fitted with a white three-piece suite and over-bath shower.

Additional features include gas central heating, double glazing throughout, and access to a residents' car park to the rear.

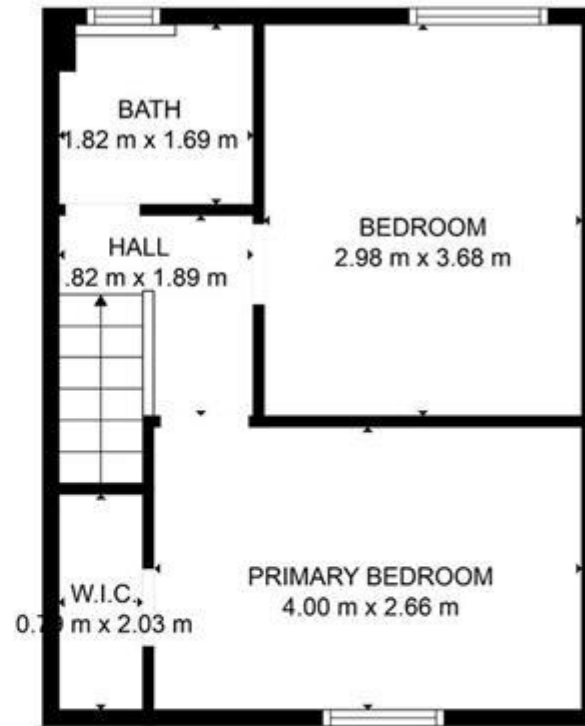
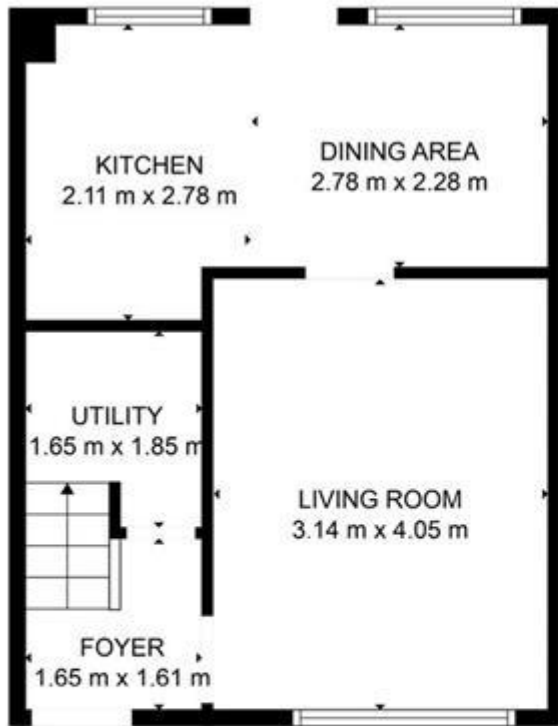
Located in a peaceful residential area with woodland outlooks, this property enjoys a quiet setting while still being close to local shops, transport links, and schools. The nearby town centre offers a range of amenities including cafés, supermarkets, and leisure facilities, while road and rail links provide easy access to Glasgow and beyond.

A well-presented home in a convenient location, early viewing is recommended.

- Council Tax Band: A
- Tenure: Freehold
- Parking options: Residents
- Garden details: Front Garden, 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.



FLOOR 1

FLOOR 2

TOTAL: 64 m²
FLOOR 1: 32 m²; FLOOR 2: 32 m²
WALLS: 6 m²

FLOOR PLAN CREATED BY CUBESAGA AND 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	
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)	