



BOHOME
ESTATE AGENTS

Burnblea Street, Hamilton **Offers Over £269,995**

3 bedroom semi-detached house for sale | Freehold

A beautifully presented three-bedroom traditional sandstone semi-detached villa set on one of Hamilton's most desirable leafy streets. This charming period-style property offers generous living space, original features, and a practical garden with outhouse and basement utility.

Inside, the welcoming vestibule leads into a bright hallway with laminate flooring that continues through to both the lounge and dining room. The front-facing bay-windowed lounge boasts high ceilings, a wood-burning stove, a centre ceiling rose, intricate cornicing, and warm, neutral décor. Across the hall, the rear-facing dining room overlooks the garden and features a gas fireplace and detailed cornice work, creating a formal yet cosy entertaining space.

To the rear, the kitchen is fitted with floor and wall-mounted cabinets, laminate floor coverings, and integrated appliances including a dishwasher, fridge, freezer, gas hob with cooker hood, double oven, and microwave. The kitchen provides direct access to the garden.

A mid-level family bathroom is fully tiled and includes a jacuzzi-style bath, separate shower cubicle, and a fitted vanity unit.

Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from built-in wardrobes, along with a third single bedroom ideal as a nursery, dressing room, or office. The upper landing is unusually spacious and offers room for a desk or reading nook.

The basement, accessed externally via the rear garden, includes a heated utility room with power and plumbing, along with an integrated beer fridge, ideal for entertaining or additional storage.

The rear garden is well-maintained and designed for ease, with a mix of stone chips, slabs, lawn, and a flush composite decked area positioned beside the hardwired outhouse, perfect as a garden office, gym or bar. Mature trees, including a pear tree, offer greenery and privacy. On-street parking is available.

Further benefits include gas central heating, double-glazed windows, and period features throughout, including original woodwork and decorative plasterwork.

Burnblea Street is one of central Hamilton's most desirable addresses, quiet, residential, and within easy walking distance of the town centre, Hamilton Central train station, local cafes, parks, and amenities. It's a street known for its character homes and strong kerb appeal, making it a popular choice for buyers looking for period charm with modern convenience.

Early viewing is recommended to appreciate the quality, space and location of this traditional home.

Thinking of selling your home? Contact Lanarkshire's Best Estate Agent, as voted by Scotland's Business Awards 2025. Call or visit our website at www.bohomeestateagents.co.uk for a free property valuation.

Council Tax Band: D
Tenure: Freehold
Parking options: On Street
Garden details: Private 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/fitings 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



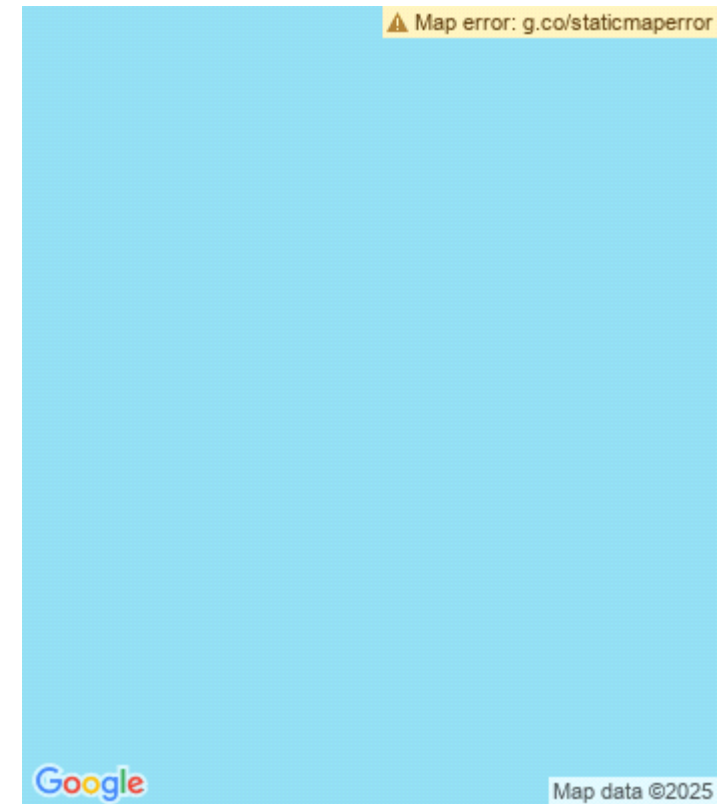
FLOOR 2



FLOOR 3

TOTAL: 167 m²
 FLOOR 1: 40 m², FLOOR 2: 68 m², FLOOR 3: 59 m²
 WALLS: 15 m²

FLOOR PLAN CREATED BY CURIELUXA APM. 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 (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
67	77	62	72
Scotland EU Directive 2002/91/EC		Scotland 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)	