



Auchinraith Avenue, Hamilton **Offers Over £169,995**

3 bedroom semi-detached house for sale | Freehold

This beautifully presented three-bedroom semi-detached villa on Auchinraith Avenue, Hamilton, offers generous accommodation, stylish interiors, and excellent outdoor space, making it an ideal family home in a sought-after location.

The lower level begins with an entrance vestibule leading into a bright hallway with a useful storage cupboard. The front-facing lounge is spacious and welcoming, finished with modern laminate flooring that continues throughout the ground floor. The contemporary kitchen is fitted with grey wall and base cabinets, complete with crystal handles for a touch of elegance, and includes a mix of integrated and freestanding appliances. These include a double oven with grill, gas hob with cooker hood, dishwasher, washing machine, fridge and freezer. From here, access leads out to the south-facing rear garden, which is fully enclosed and designed for both relaxation and entertaining, featuring a lawn, decorative white chips, a fire pit area, a garden shed, and a garage.

Upstairs, the home continues to impress with three generous double bedrooms, each offering ample space for freestanding furniture. The principal bedroom enjoys dual windows and laminate flooring, while the rear bedroom features a stylish décor wall. The modern family bathroom is a real highlight, finished with a luxurious claw-footed freestanding bath, featuring green tiling, a marble-topped vanity unit, and wet wall panelling.

The accommodation is completed by a carpeted landing with attic access and a bright stairwell with a side window, flooding the space with natural light.

Externally, the property benefits from a neat front garden and a driveway with ample parking for several vehicles. Further benefits include gas central heating and double glazing throughout.

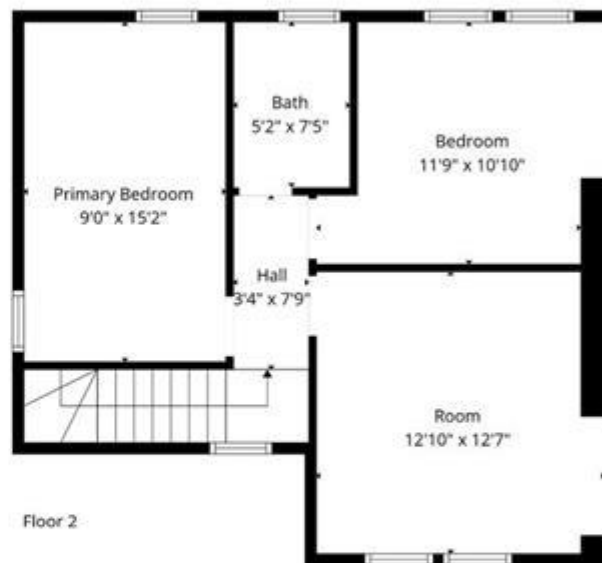
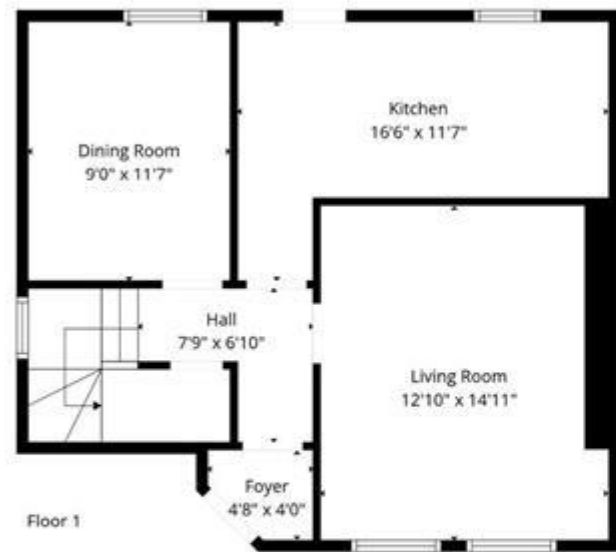
Auchinraith Avenue is well placed for a variety of local amenities, including shops, cafés, and a supermarket within walking distance, as well as wider facilities in both Hamilton and Blantyre. The property is within easy reach of highly regarded primary and secondary schools, making it an excellent choice for families. The area also benefits from superb transport links, with Hamilton West and Blantyre train stations nearby, frequent bus services, and quick access to the A725 and M74, providing convenient routes across Lanarkshire and into Glasgow. Strathclyde Park and Chatelherault Country Park are just a short drive away, offering plenty of green space and leisure facilities.

A stylish and spacious home with generous outdoor space in a desirable location, early viewing is highly recommended.

Council Tax Band: B
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Front Garden, Rear Garden

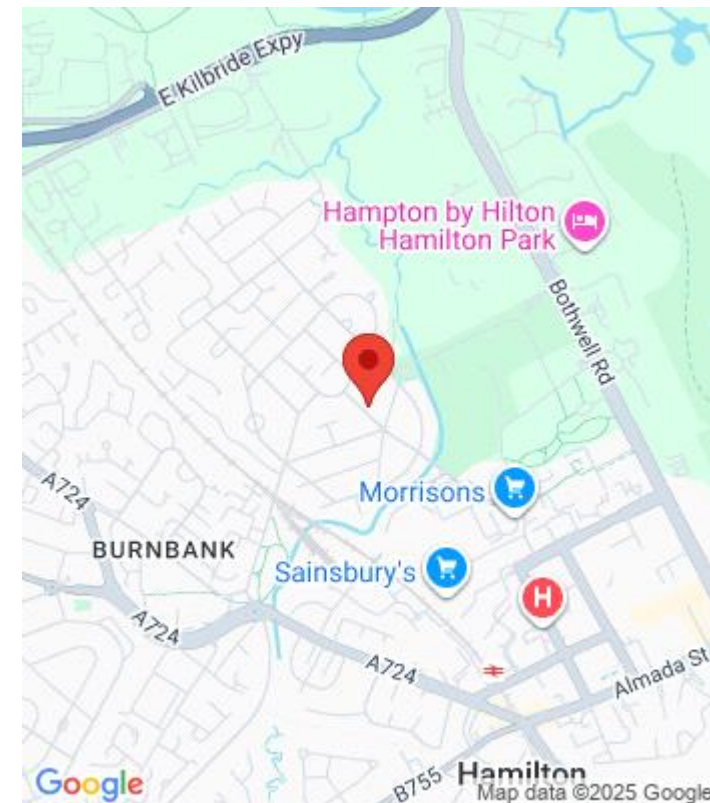


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL: 1087 sq. ft
 FLOOR 1: 549 sq. ft, FLOOR 2: 538 sq. ft
 EXCLUDED AREAS: WALLS: 122 sq. ft

Floor Plan Created By Cubicasa 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		
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)		