



BOHOME
ESTATE AGENTS

St. Giles Way, Hamilton
Offers Over £125,000

2 bedroom terraced house for sale | Freehold

This beautifully presented two-bedroom mid-terrace villa enjoys a peaceful, tucked-away position within one of Hamilton’s most convenient residential pockets. Offering stylish interiors, modern finishes, and private gardens to the front and rear, this home is perfect for first-time buyers, downsizers, or young families.

The property opens into a bright and welcoming hallway finished with laminate flooring and neutral décor, providing access to the lounge and upper level. The spacious front-facing lounge features an electric fireplace, double-glazed windows, and gas central heating, creating a warm and inviting atmosphere. Double doors lead from the lounge into the kitchen, which can also be accessed separately from the hall. The modern kitchen is fitted with high-gloss wall and base cabinets, complemented by chrome handles, a stainless-steel sink, and tiled flooring. Integrated appliances include an electric oven, electric hob, chrome splashback, and stainless-steel cooker hood, while space is provided for a freestanding washing machine. There is ample room for dining, and a rear door opens out to a fully enclosed garden formed of lawn, decorative chips, and a slabbed path and patio area, ideal for relaxing or entertaining outdoors.

Upstairs, the landing and stairwell are carpeted, with access to storage and the attic. Both bedrooms are well-proportioned doubles offering flexibility for sleeping or working from home. The stylish shower room is finished to a high standard, featuring a double-sized cubicle with rainfall shower, a sleek high-gloss vanity unit with white sanitaryware and chrome finishes, textured wet-wall panelling, and an illuminated heated mirror. Externally, the property benefits from a private front garden with a combination of slabs and decorative white and grey chips enclosed by timber fencing, while on-street parking is available nearby.

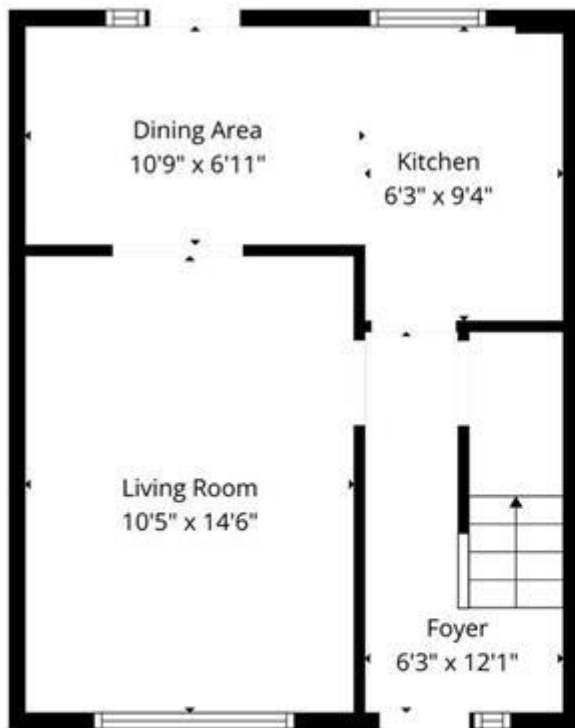
St Giles Way enjoys a quiet yet convenient setting within easy reach of Hamilton’s town centre, which offers a wide range of amenities including supermarkets, retail parks, cafés, restaurants, and leisure facilities.

The area is popular with families due to its proximity to local primary and secondary schools, and offers excellent transport connections via the M74 and both Hamilton Central and Hamilton West train stations. Nearby, Strathclyde Country Park and Chatelherault Country Park provide beautiful green spaces for weekend walks and outdoor recreation. A stylish and well-maintained home in walk-in condition, early viewing is highly recommended.

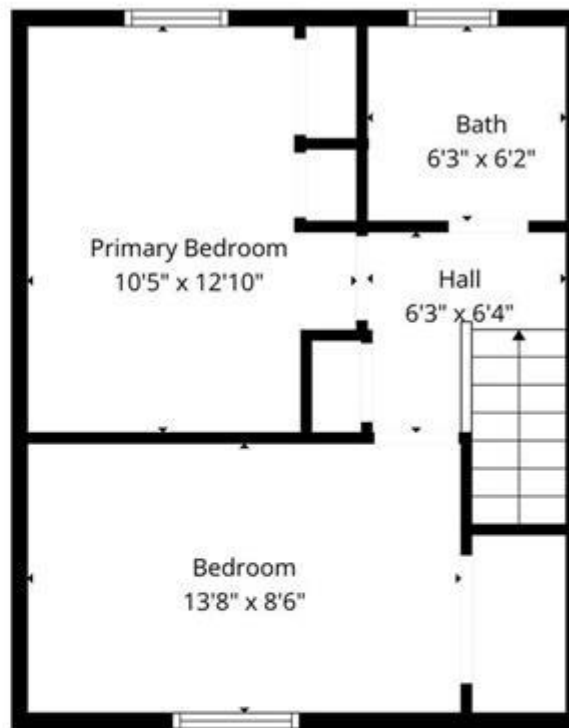
Council Tax Band: A
Tenure: Freehold
Parking options: Residents
Garden details: Front Garden, Rear Garden



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.



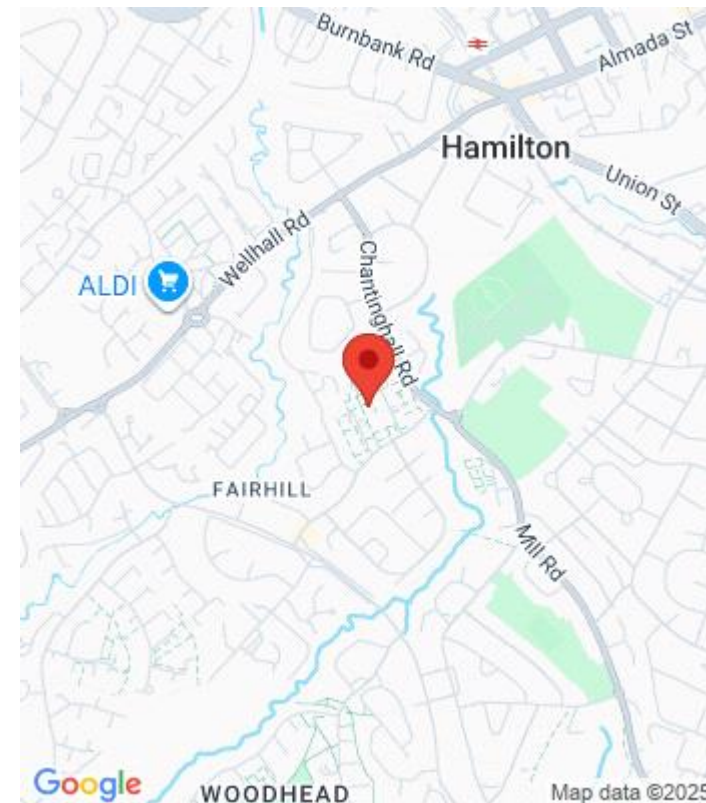
1st Floor



1st Floor

TOTAL: 738 sq. ft
 1st Floor: 369 sq. ft, 1st floor: 369 sq. ft
 EXCLUDED AREAS: WALLS: 80 sq. ft

Floor Plan Created By Cubicase 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)		