



**MITCHELLS
ROBERTON**



Lower Flat

14 Glebe Crescent, HAMILTON, ML3 6UB

Offers Over £58,000



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Appealing ex local authority GROUND FLOOR FLAT within established residential area. Offering adaptable accommodation this property is conveniently situated for an a range of local amenities including local shops, schools, public transport services, recreation facilities and Hamilton Town Centre. Ideal purchase for first time buyer market, buy to let market or young family alike.

ACCOMMODATION

The layout extends to entrance hall, lounge, 2 double bedrooms, good sized kitchen and bathroom. The property would benefit from a degree of modernisation but is enhanced by gas central heating & double glazed. There is a private garden to the rear. Viewing is recommended. EPC = C

Entrance Hall

Access to all main apartment apartments. Deep storage cupboard. Central heater radiator.

Lounge 4.50 m x 3.20 m / 14'9" x 10'6"
Bay window to the front of the property. Fireplace to focal wall. Walk in storage cupboard. Central heating radiator. Archway to kitchen

Kitchen 3.20 m x 3.20 m / 10'6" x 10'6"
The kitchen is well proportioned and has basic fitted units providing storage facilities. Built in oven4 ring hob and cooker hood. Wall mounted boiler. "Hotpoint" washing machine. Stainless steel sink & drainer. Fridge /freezer. Door to rear. Window to rear.

Shower Room 1.90 m x 1.90 m / 6'3" x 6'3"
The shower room is fully tiled and comprises a WC, wash hand basin and shower enclosure with electric shower.

Shower curtain. Central heating radiator.

Bedroom 1 4.10 m x 3.10 m / 13'5" x 10'2"
Double sized master bedroom with twin windows to the front. Built in wardrobes. Central heating radiator.

Bedroom 2 3.70 m x 3.10 m / 12'2" x 10'2"
Double sized bedroom with window to the rear. Central heating radiator.

Outside

The property has private gardens to the front and rear with on street parking to the front.

SELLERS

Client of Mitchells Roberton

ENTRY DATE

Negotiable

VIEWING

Tel: 0141 552 3422

TAX BAND

A

SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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