



Cadzow Street
Hamilton, ML3 6EE

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19 Cadzow Street
Flat 1-up West
Hamilton
ML3 6EE

First Floor Flat

1 Bedroom
1 Reception
1 Bathroom



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KEY FEATURES

- Fully refurbished throughout
- New windows and internal doors
- New kitchen and bathroom
- New floor coverings
- Gorgeous kitchen and open plan living area
- Stunning shower room
- Large bedroom with storage cupboard
- Centrally located in Hamilton
- Close to shops, restaurants, and bars
- Close to Hamilton bus and train station



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Cadzow Street, Hamilton, ML3 6EE

Move On are delighted to present to the market, this stunning 1 bedroom first floor flat, centrally located in Hamilton - Cadzow Street.

This gorgeous flat has been fully refurbished throughout, finished to a high standard, and features a stunning open plan living area with grey laminate flooring, grey fitted kitchen with island and integrated appliances, a large double bedroom with storage cupboard, and a beautiful, tiled shower room. This would make an excellent first time buy or buy to let and is in true walk-in condition, just ready to put your furniture down.

Cadzow St is situated in Hamilton Town Centre, amongst a range of shops, restaurants, and bars, and within walking distance of Hamilton Bus and train station. There are lots of gyms, leisure and recreational facilities in the area including Golf Courses, Tennis and Rugby Clubs, and both Strathclyde Country Park and Chatelherault are nearby. The M74 motorway is just a few minutes' drive.

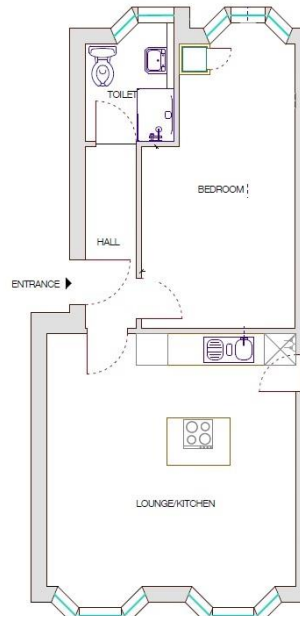
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ROOM MEASUREMENTS

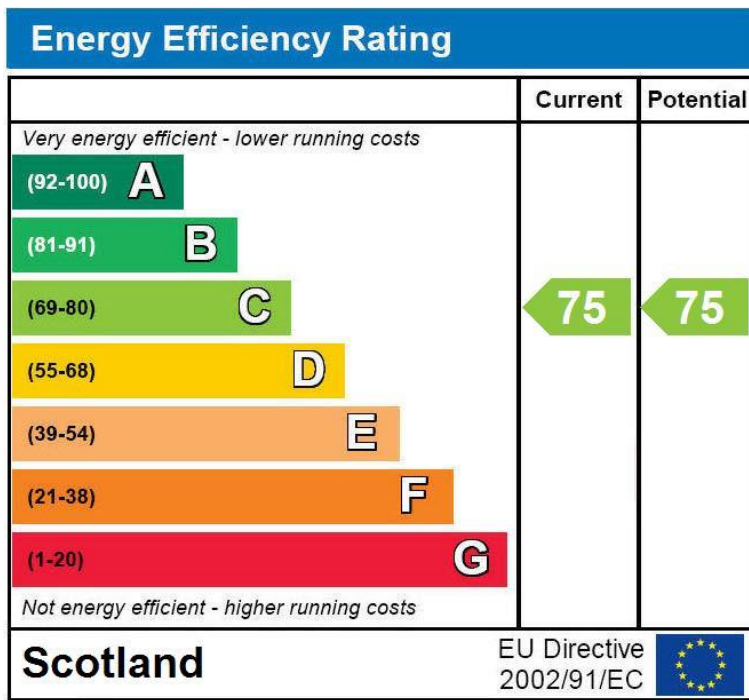
Lounge / Kitchen:
4.72m (15'6") x 4.83m (15'10")

Bedroom:
5.94m (19'6") x 5.79m (19'0")

Bathroom:
2.34m (7'8") x 1.68m (5'6")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

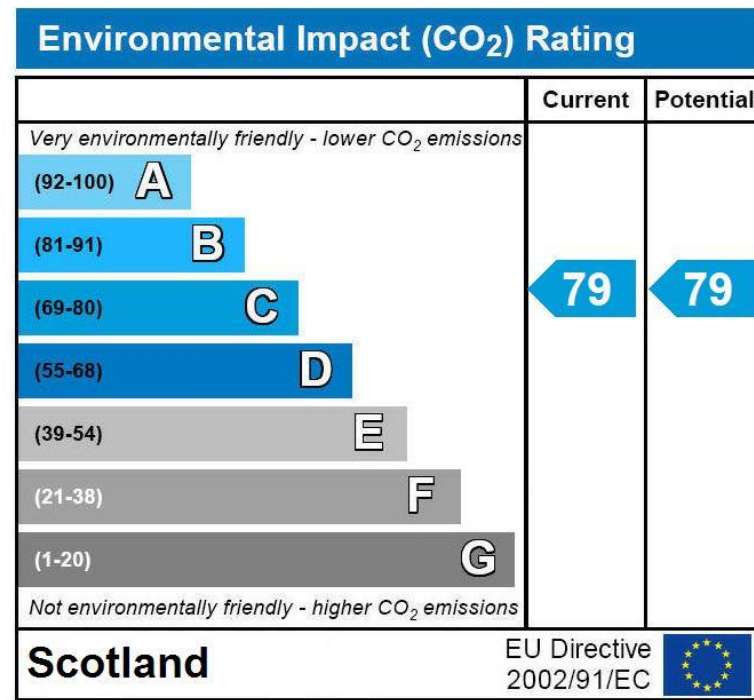


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (79)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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