



Neil Island Road  
Hamilton, ML3 8HN

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Neilsland Road  
Hamilton  
ML3 8HN

First Floor Flat

2 Bedrooms  
1 Reception  
1 Bathrooms



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## KEY FEATURES

- 2 bedroom upper cottage flat
- Own main door entry
- Good sized lounge
- Both bedrooms are doubles
- Tiled bathroom
- Gardens to side and rear
- Close to Hamilton town centre
- Handy for transport links
- EPC RATING : C
- Council tax band : A



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## Neilsland Road, Hamilton, ML3 8HN

Move On are delighted to present to the market this 2 bedroom upper cottage flat in Neilsland Road, Hamilton.

Requiring a degree of modernisation, the accommodation features: lounge, kitchen, bathroom and 2 double bedrooms. Externally there are gardens to the side and rear.

Neilsland Road is centrally located in Hamilton close to local amenities and just outside Hamilton town centre which has a large selection of shops, bars, restaurants and a cinema, as well as a main train and bus station. For those commuting by car, the M74 and East Kilbride Expressway are easily accessible.

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## ROOM MEASUREMENTS

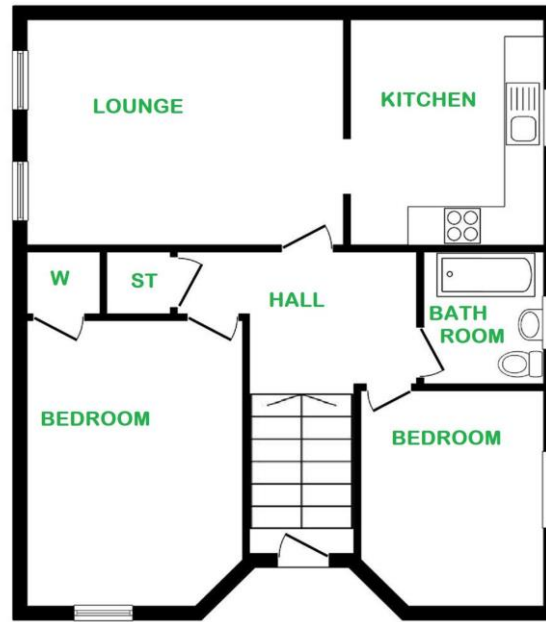
**Lounge:**  
4.62m (15'2") x 3.71m (12'2")

**Kitchen:**  
3.43m (11'3") x 3.07m (10'1")

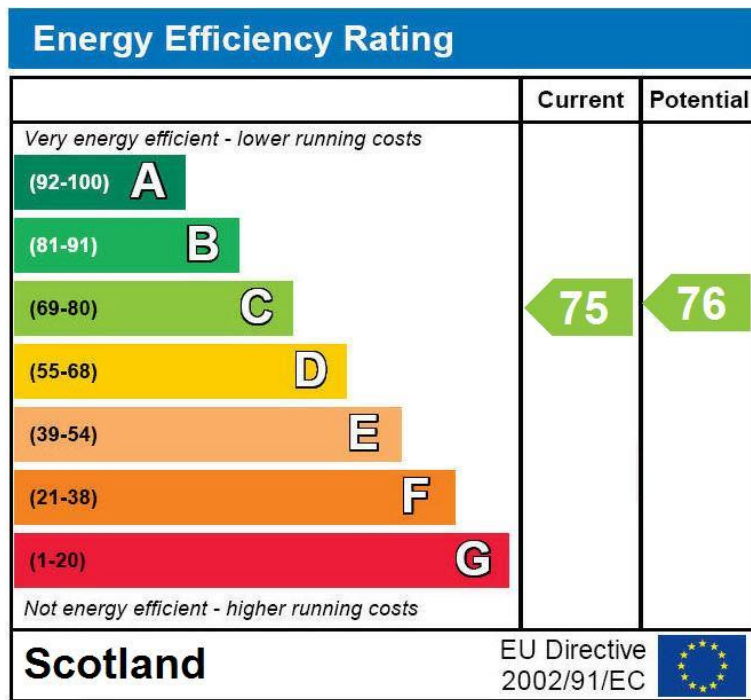
**Bedroom 1:**  
4.44m (14'7") x 3.28m (10'9")

**Bedroom 2:**  
3.58m (11'9") x 3.02m (9'11")

**Bathroom:**  
1.93m (6'4") x 1.85m (6'1")



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.

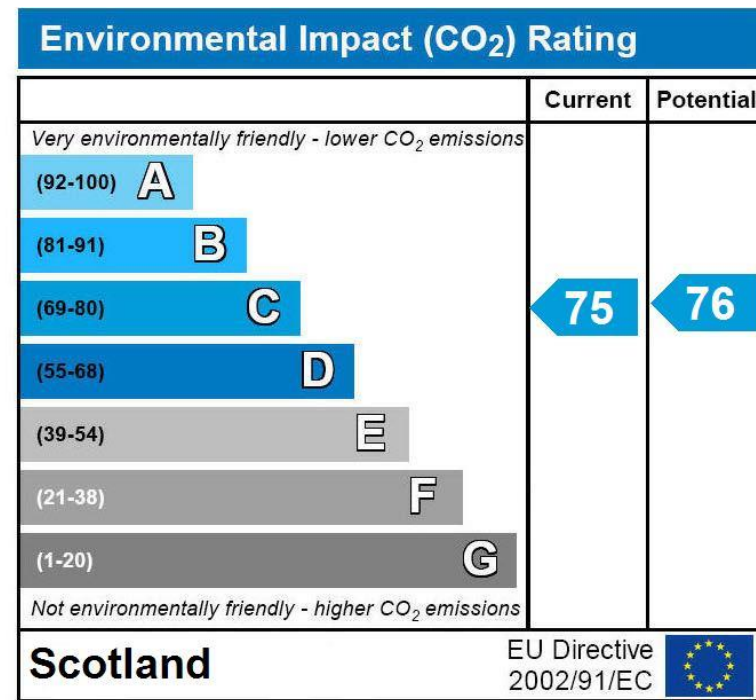


### Energy Efficiency Rating

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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (76)**. 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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