



Buckingham Court
Hamilton, ML3 9HR

move 

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Detached

2 Bedroom
1 Reception
1 Bathroom



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KEY FEATURES

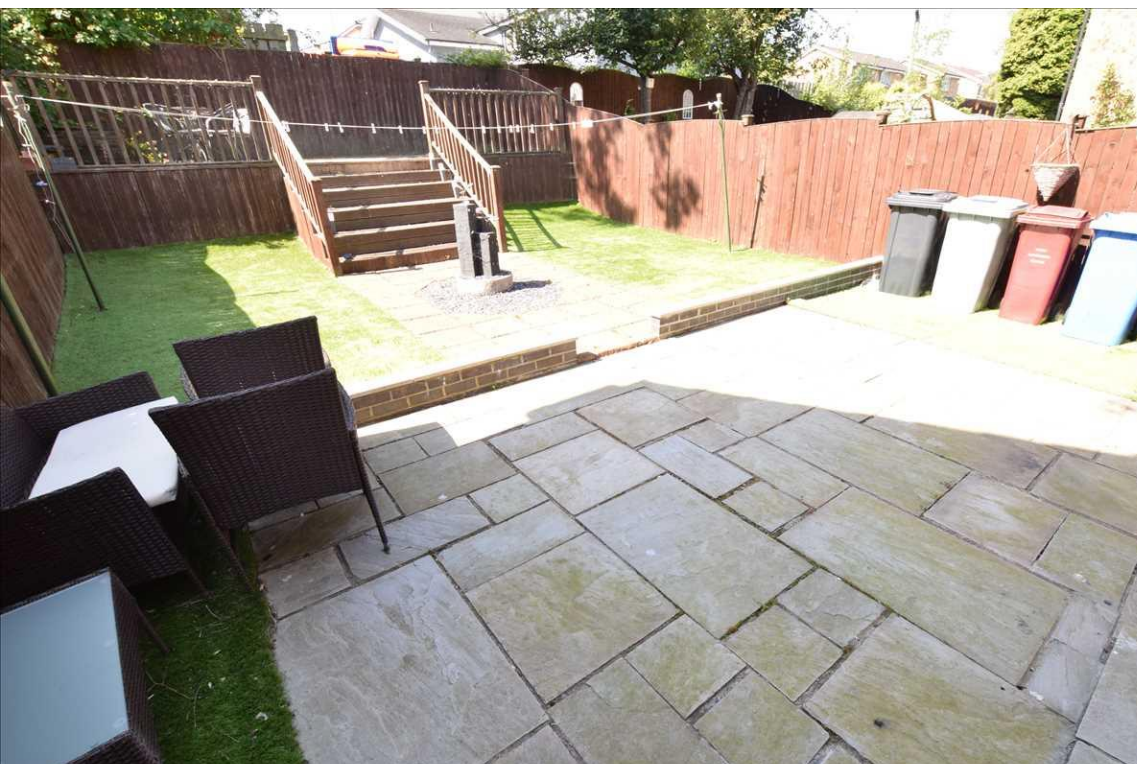
- Rarely available house style - 2 bedroom detached
- Finished to an excellent standard throughout
- Stunning white high gloss kitchen
- Modern, fully tiled bathroom suite
- Bright lounge with bay window
- Fitted wardrobes in both bedrooms
- Low maintenance rear garden with artificial grass, slabbed patio and raised deck
- Driveway
- Quiet cul-de-sac location
- Handy for transport links



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Buckingham Court, Hamilton, ML3 9HR

Move On are delighted to present to the market this 2 bedroom detached home in Hamilton - Buckingham Court.

This rarely available house type is finished to a very high standard throughout and is in true walk- in condition. The accommodation comprises: a beautiful bright lounge, with grey laminate flooring, feature-wall tiling and bay window; a stunning fitted kitchen finished with white high gloss wall and floor units, space for dining and patio doors looking out to the rear garden; 2 bedrooms which have tasteful decor and fitted wardrobes; and a gorgeous & modern fully tiled bathroom suite. This immaculate home has been styled impressively with modern grey and white tones throughout. There is gas central heating and double glazing.

Externally the property has a fully enclosed south-west facing, private garden to the rear which has a paved patio area, artificial grass, and a raised deck; and to the front there is a lawn area and a driveway for 2-3 cars.

Buckingham Court is in a desirable, quiet, cul-de-sac in Hamilton just outside the town centre. There are a range of local amenities nearby, with a large selection of retail facilities at the various retail parks in Hamilton town centre. For those commuting, the East Kilbride Expressway and M74 are within easy reach.

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ROOM MEASUREMENTS

Lounge:
3.91m (12'10") x 2.90m (9'6")

Kitchen:
3.94m (12'11") x 2.72m (8'11")

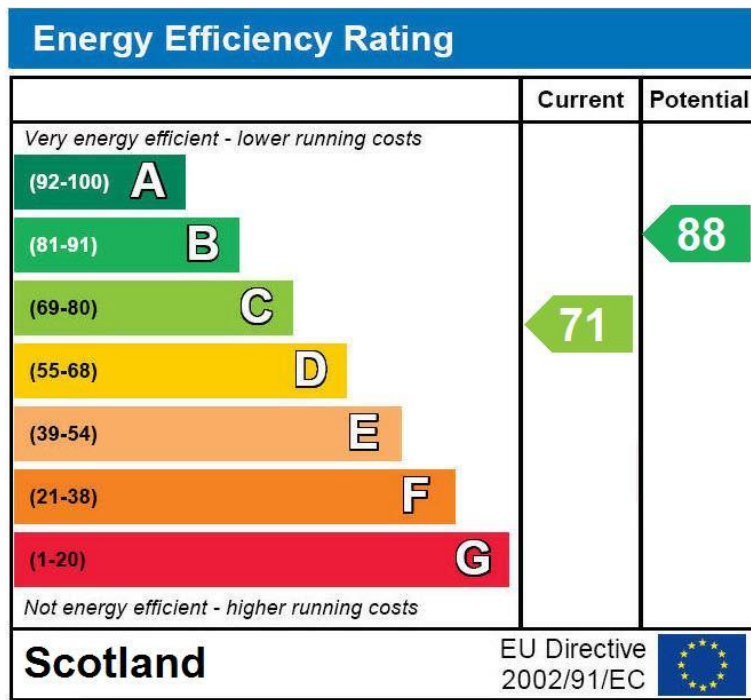
Bedroom 1:
3.07m (10'1") x 2.84m (9'4")

Bedroom 2:
3.35m (11'0") x 1.96m (6'5")

Family bathroom:
1.83m (6'0") x 1.75m (5'9")



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.

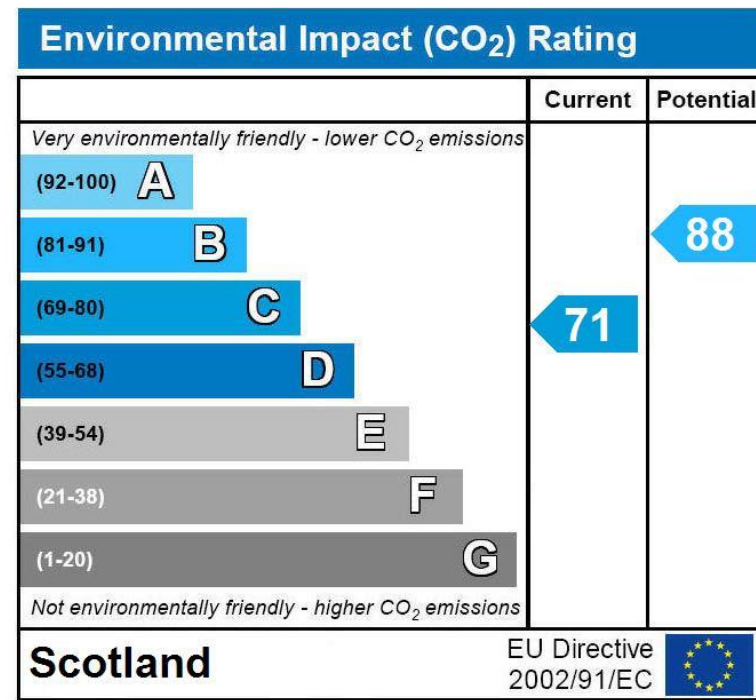


Energy Efficiency Rating

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 (71)**. 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 (88)**. 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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