



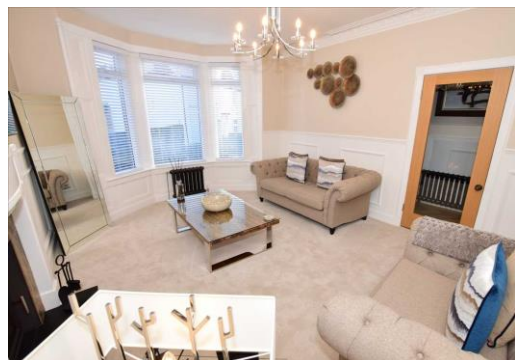
Windmill Road  
Hamilton, ML3 6LX

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Windmill Road  
Hamilton  
ML3 6LX

End Terrace

3 Bedrooms  
1 Reception  
1 Bathroom



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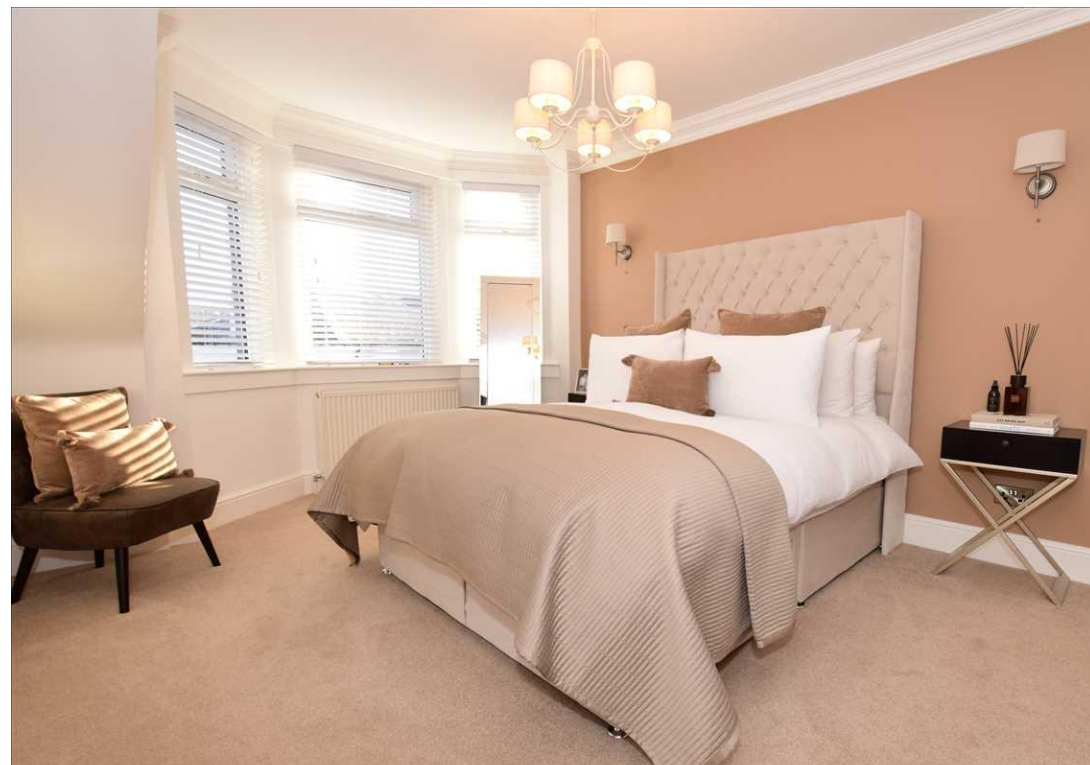
## KEY FEATURES

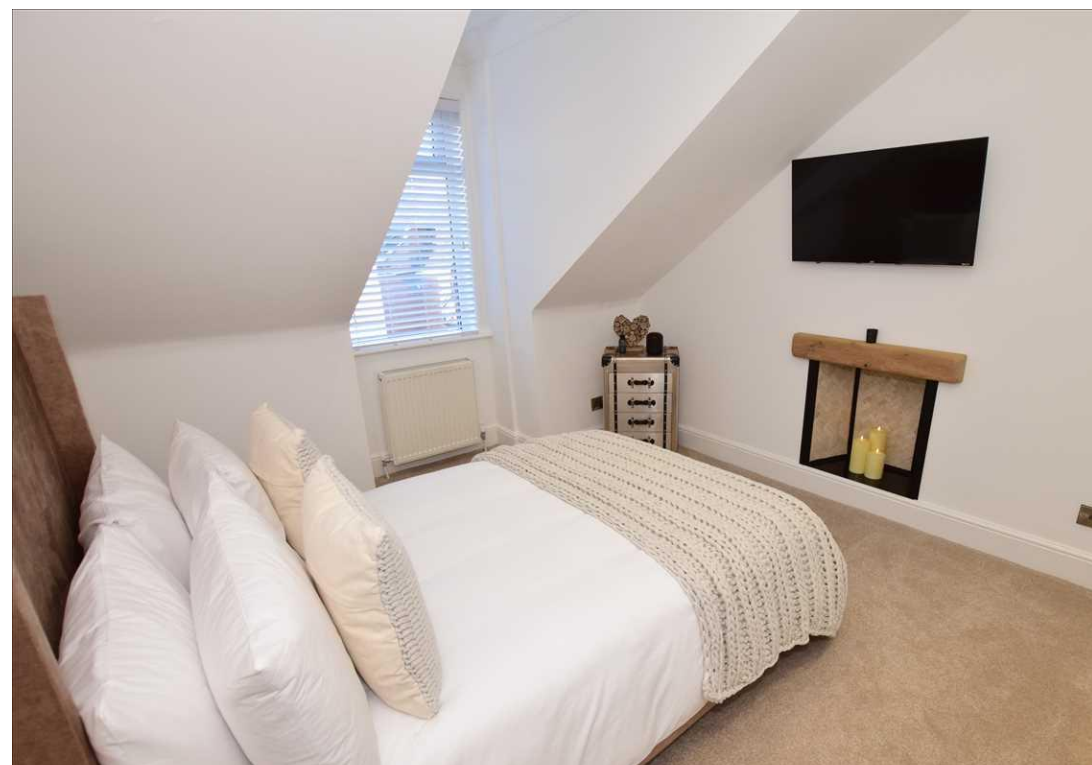
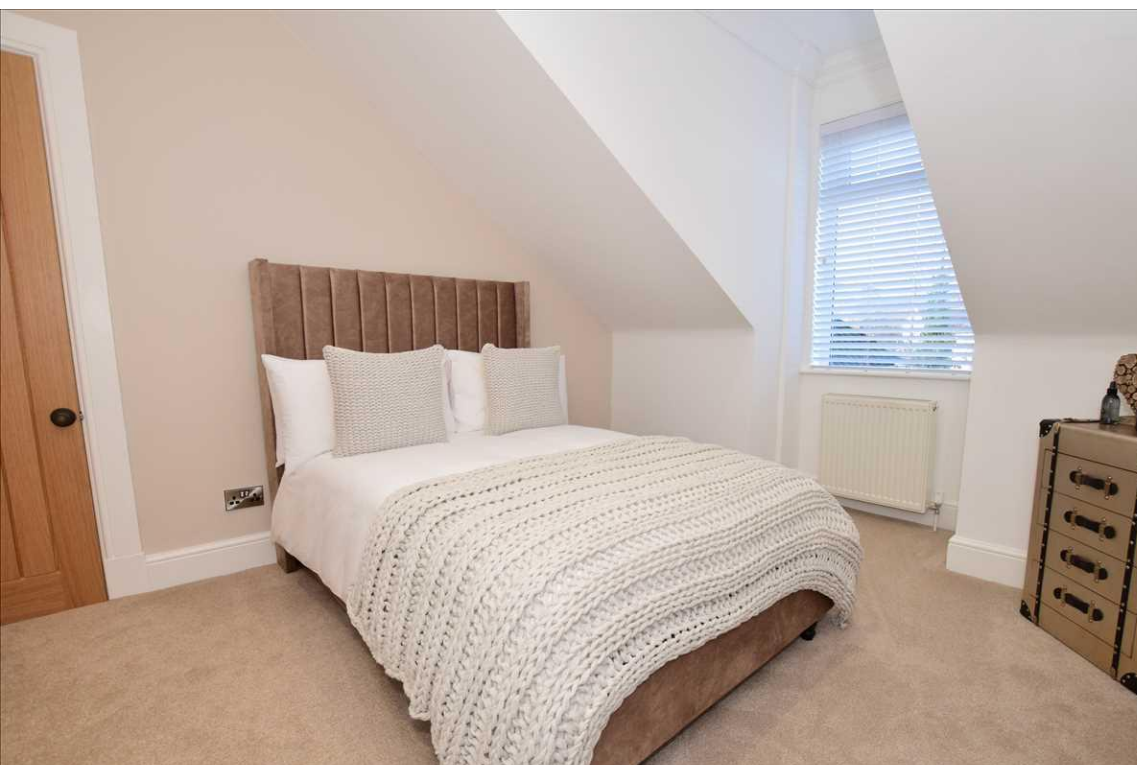
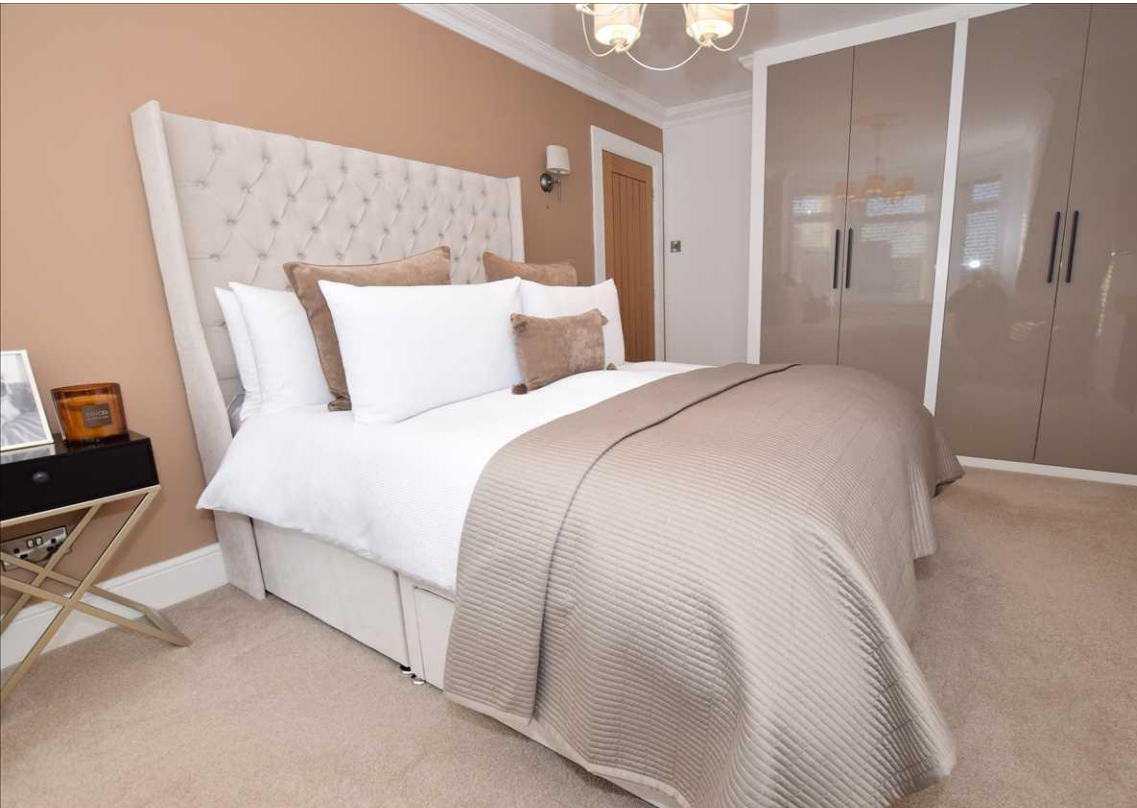
- Beautifully presented traditional end terraced villa, fully modernised throughout, and finished to a high standard
- Spacious and bright lounge with plush carpeting, feature fireplace, wall panelling, ornate cornice, and bay window
- Gorgeous white high gloss fitted kitchen with contrasting worktops, central dining island and Karndean flooring
- Separate Utility room
- 3 bedrooms - 2 doubles with fitted wardrobes and a single
- Split level landing leads to a stunning designer shower room
- Private parking for 2 cars. Small private garden with composite decking. Manicured communal gardens with drying green
- Desirable location in Hamilton town centre, within walking distance of the shopping centre, bars, restaurants, leisure facilities, train, and bus station
- Close to M74 motorway and East Kilbride Expressway

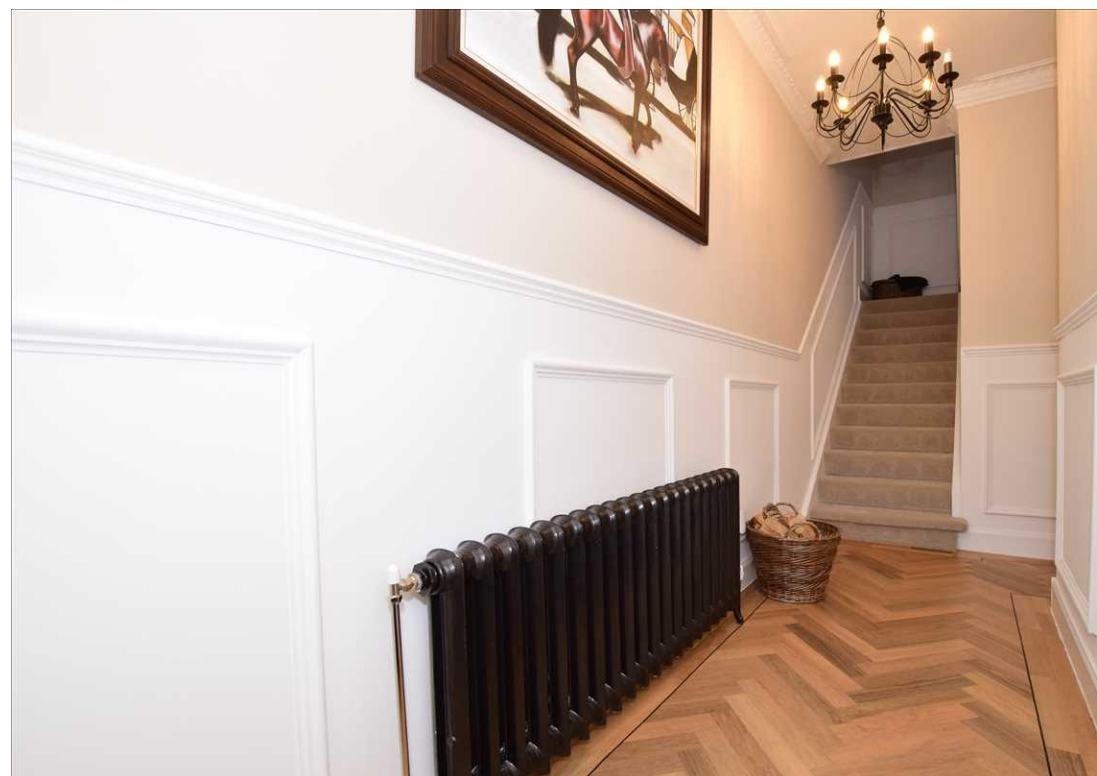
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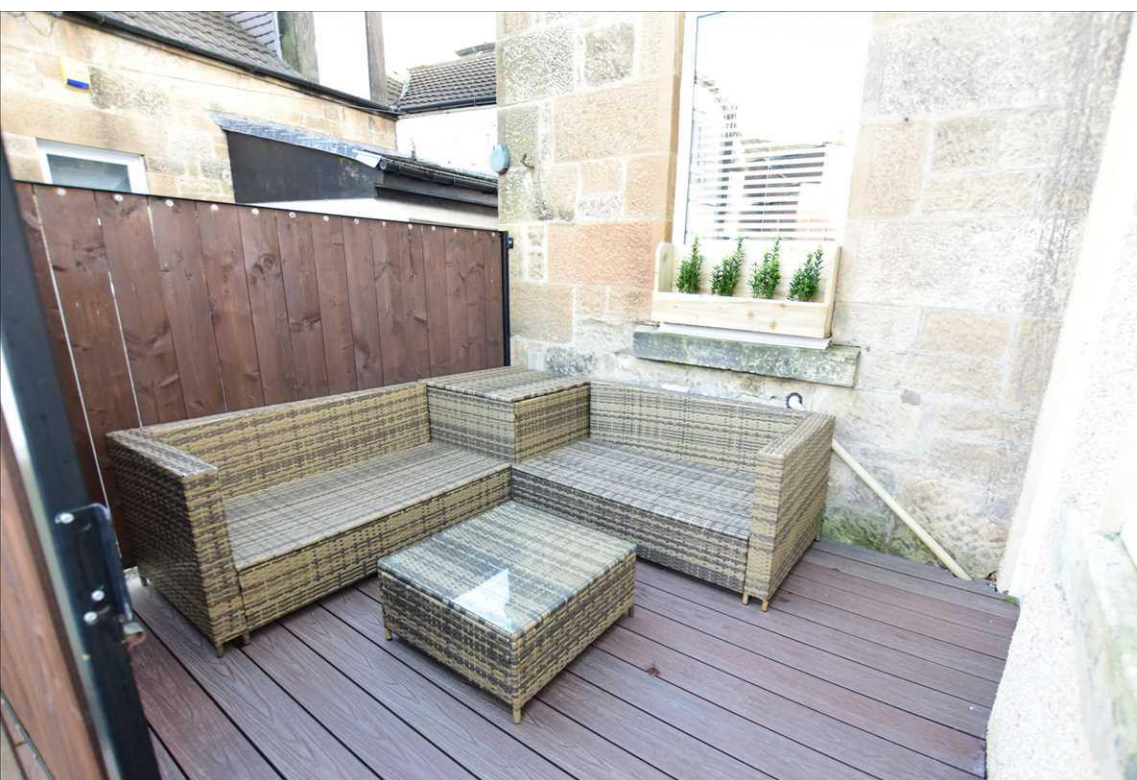
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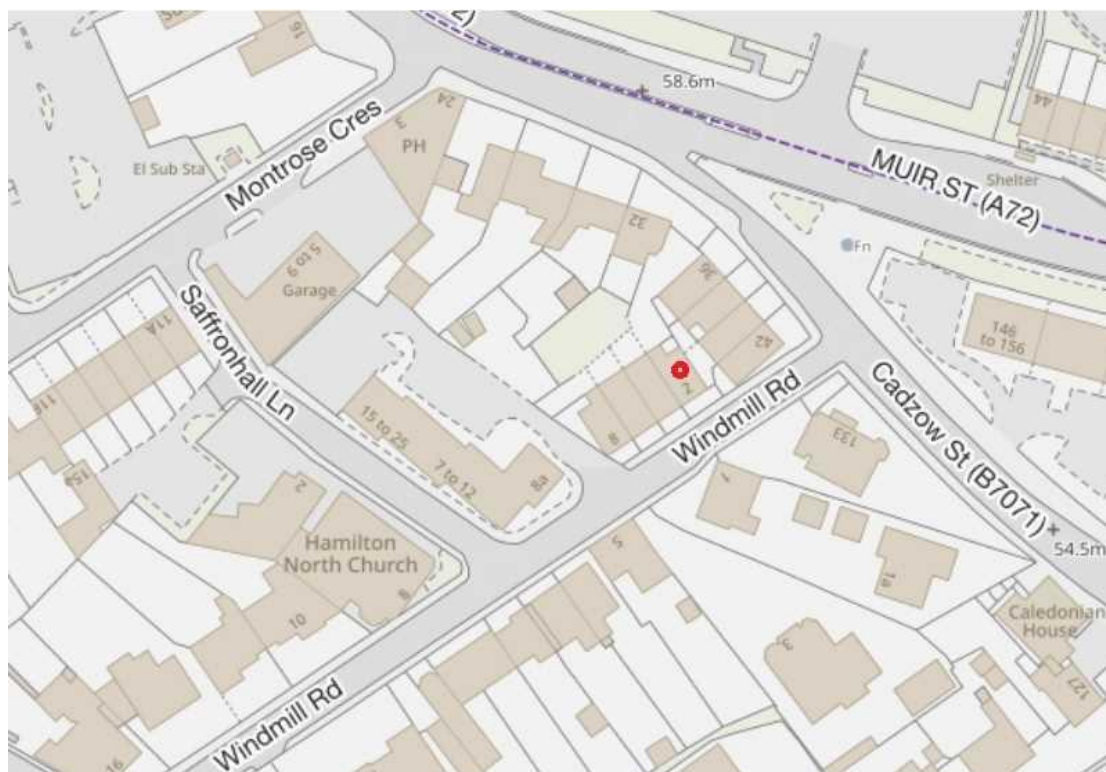














## Windmill Road, Hamilton, ML3 6LX

Move On are delighted to present to the market this stunning 3-bedroom traditional end terraced villa, in a desirable, central location in Hamilton – Windmill Road.

This beautiful home has been fully refurbished and modernised throughout and is finished to the highest of standards with quality fixtures, finishings and tasteful décor.

The accommodation features: a welcoming entrance vestibule and hallway with Karndean flooring; front facing lounge with plush carpeting, feature fireplace, wall panelling, and ornate cornice; gorgeous dining kitchen with white high gloss wall and floor units, contrasting worktops, and central dining island; separate utility room; 3 bedrooms on the first floor – 2 doubles with fitted wardrobes, and a single plus, a fully tiled, designer shower room. This wonderful home really has the ‘wow’ factor and is in true walk-in condition just ready to put your furniture down.

Externally there is a small, private composite decked seating area to the rear of the property, parking for 2 cars, and access to a manicured communal garden area with drying green.

Windmill Road is a desirable location, just off Cadzow Street in Hamilton town centre, within walking distance to the shopping centre, bars, restaurants, supermarkets, cinema, and leisure facilities, as well as Hamilton Bus and Train Station. For those commuting by car, the M74 and East Kilbride Expressway are just a few moments’ drive.

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## ROOM MEASUREMENTS

**Lounge:**  
5.30m (17' 5") x 3.90m (12' 10")

**Kitchen:**  
4.30m (14' 1") x 3.90m (12' 10")

**Utility Room:**  
2.70m (8' 10") x 2.10m (6' 11")

**Bedroom 1:**  
5.30m (17' 5") x 3.40m (11' 2")

**Bedroom 2:**  
4.10m (13' 5") x 3.40m (11' 2")

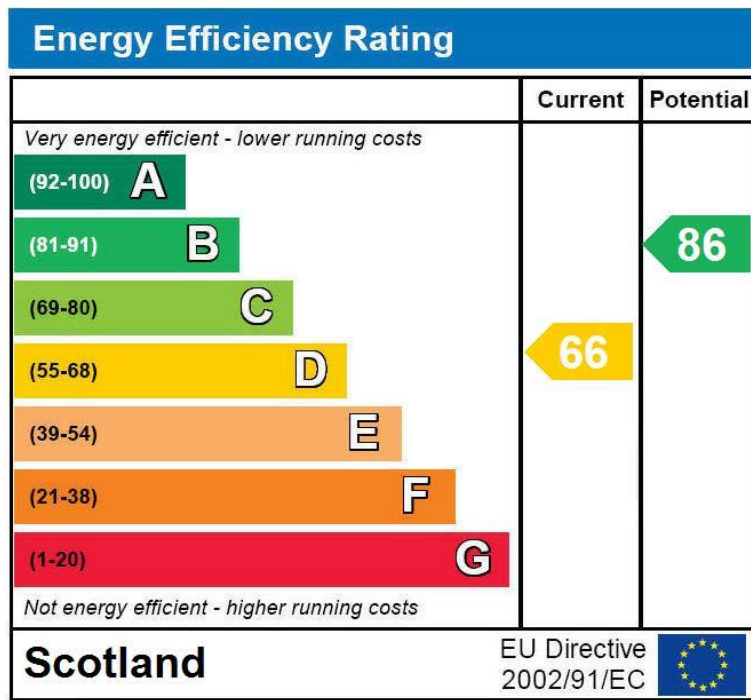
**Bedroom 3:**  
3.60m (11' 10") x 1.90m (6' 3")

**Family bathroom:**  
2.40m (7' 10") x 2.20m (7' 3")



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd 

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.

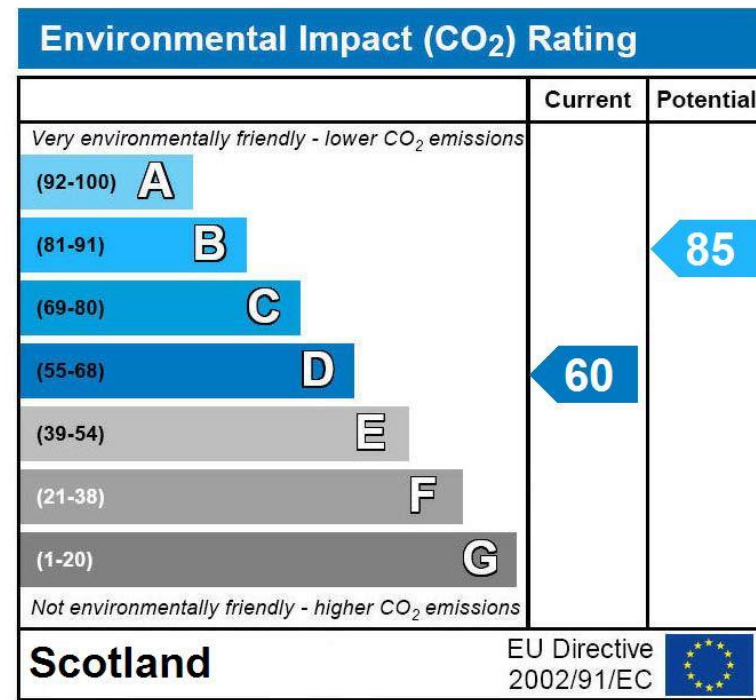


### Energy Efficiency Rating

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 D (66)**. 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 D (60)**. 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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