



DUNGAVEL GARDENS, HAMILTON

£1,395 PCM

LET AGREED

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This property offers fresh neutral décor throughout and modern open plan living.

On entering you find the porch area with the downstairs WC, moving through to the bright lounge which then leads into the newly fitted galley style kitchen with appliances and large breakfast bar. To the rear of the property, you will find a further area that could be used for dining/office purpose with french doors leading to the garden.

Moving upstairs to the three piece family shower room with corner shower enclosure, tiled floor and wet wall panelling, two double bedrooms one with storage and one single bedroom with a fitted wardrobe.

Further benefits double glazing, gas central heating and large driveway for multiple cars.

The town of Hamilton is home to excellent shopping facilities, sports amenities including golf courses, gyms, swimming baths and parks. There are several highly regarded schools as well as the nearby Hamilton College. Hamilton also has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

EPC Rating C71

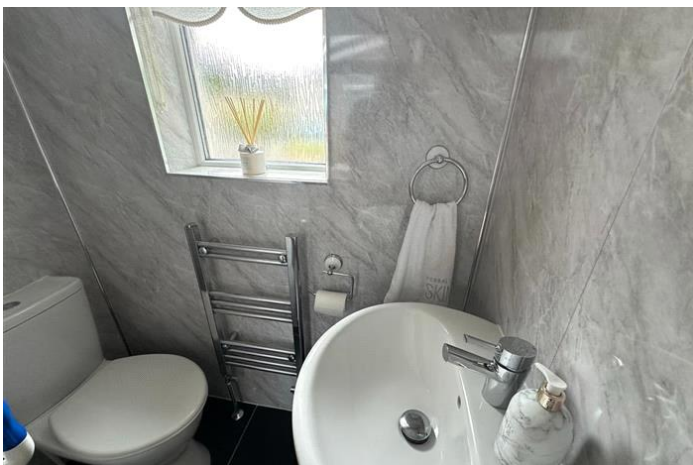
Council Tax Band - D

Landlord Registration Number: Pending

Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: D (South Lanarkshire Council)

Deposit: £1,750



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.