

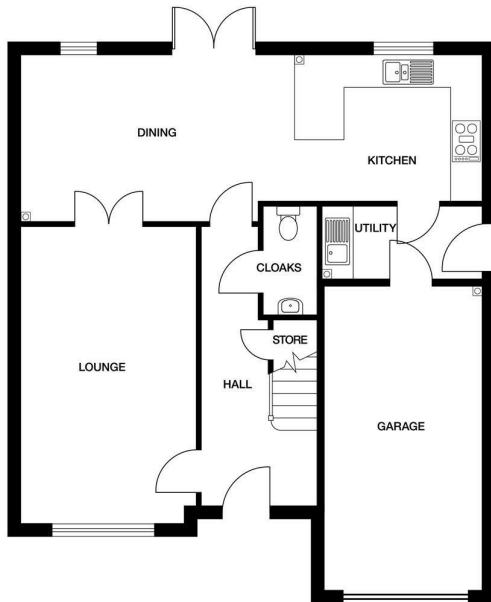


FIXED ASKING PRICE

**£415,995**

**Lampmaker Drive**

Hamilton, ML3 9DD



Ground floor

- Kitchen** 4485mm x 2835mm 14' 8" x 9' 3"
- Dining** 4660mm x 3260mm 15' 3" x 10' 8"
- Lounge** 5875mm x 3455mm 18' 7" x 11' 4"
- Cloaks** 2140mm x 1085mm 7' x 3' 6"
- Utility** 3125mm x 1435mm 10' 3" x 4' 8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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