



**167 Silvertonhill Avenue, Hamilton, ML3 7PP**

## **Three-bedroom villa situated in the quiet residential area of Silvertonhill**

- Bright Livingroom with feature fireplace
- Separate dining room
- Kitchen benefitting from direct access to back garden
- Master bedroom with built in storage
- Two further good-sized rooms
- Three-piece bathroom
- Floored loft
- Landscaped front garden and private back garden mainly laid with patio slabs
- Single detached garage

## Location

Hamilton's local amenities include: great schooling both primary and secondary, shopping centres with premier shops, bars, sporting facilities, nature walks and restaurants.

The nearby M74 and M8 motorways provide excellent road links throughout the west of Scotland. There are also regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh

## Viewing Arrangements

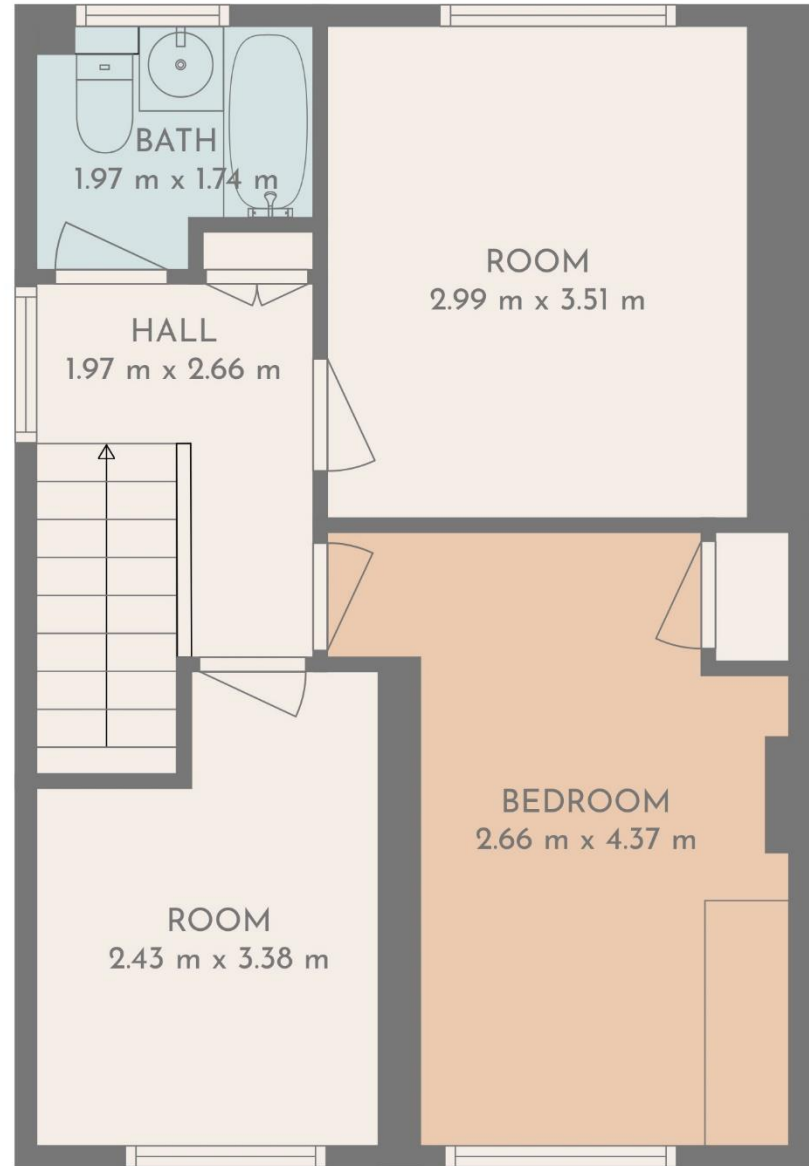
By appointment with The Church of Scotland Law Department.  
Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







FLOOR 1



FLOOR 2

# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

