



89 Woodhead Green, South Lanarkshire ML3 8TL
£995 PCM

Empire
PROPERTY

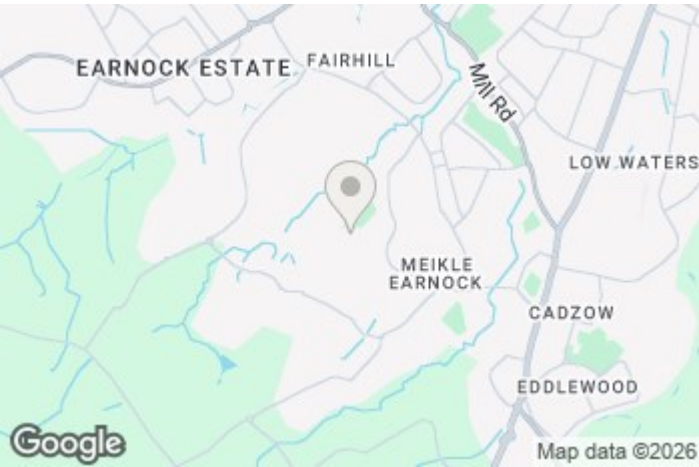
A three-bedroom terraced family home situated in a sought-after area of Hamilton, presented in excellent condition following a full renovation.

The accommodation comprises a bright lounge, a brand-new fitted kitchen, and a newly installed bathroom featuring a shower over the bath. Upstairs, there are three well-proportioned bedrooms, making the property ideal for family living.

Externally, the property benefits from a private garden, perfect for outdoor use. Further features include gas central heating and a modern, move-in-ready finish throughout.

Early viewing is highly recommended.

Council Tax Band B
EPC rating: D
Landlord registration: 423355/380/05021
LARN: 1904005



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		16
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			67
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

