

RESIDENCE

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Room | 2 Bathroom

This very well presented and exceptionally spacious three-bedroom first-floor apartment forms part of a much admired and seldom available residential development, conveniently located just a short distance from Hamilton town centre and its wide range of amenities.

Presented in great condition throughout, the apartment offers bright, generously proportioned and versatile accommodation, with the added benefit of a sheltered private balcony accessed directly from the lounge.

The accommodation comprises a welcoming reception hallway, spacious lounge with access to the sheltered balcony, and a modern fitted kitchen incorporating a range of floor and wall-mounted units with complementary worktops.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. One of the bedrooms is currently utilised as a formal dining room, demonstrating the flexibility of the accommodation and providing an excellent additional living or entertaining space if preferred. A separate modern fitted family bathroom completes the accommodation.

Features of the property include gas central heating, double glazing and a security-controlled entry system.

Our enclosed floor plan provides a detailed layout of this impressive apartment however, internal viewing is highly recommended to fully appreciate the size, condition and versatility of the accommodation on offer.

The development itself is surrounded by beautifully maintained communal grounds and features attractive courtyard-style garden areas, providing residents with pleasant outdoor space. Ample private residents' parking is available together with additional visitor parking.

Townhead Street is a highly regarded and particularly convenient area of Hamilton, within easy reach of the town centre and its extensive amenities. Hamilton offers a wide variety of restaurants, cafés, bars and shopping facilities.

850.35 sq ft | EER = C



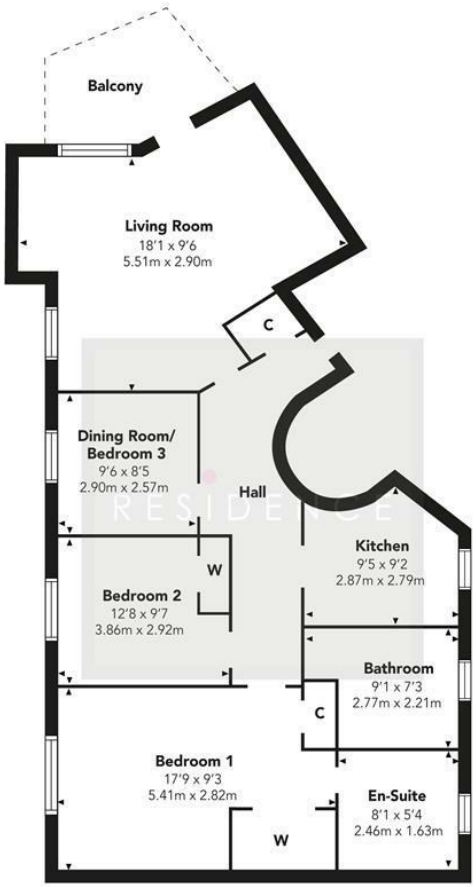


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.