

RESIDENCE

2/7 Park Road, Hamilton, ML3 6PD

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Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG





RESIDENCE









3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This spacious, bright and airy three-bedroom duplex second-floor flat offers stylish living within the heart of Hamilton town centre.

The apartment occupies a second-floor position and offers a versatile layout of accommodation formed over 2 levels. The property is likely to appeal to a wide range of buyers, particularly first-time buyers, young professionals or those looking to downsize into a centrally located home.

The accommodation comprises a welcoming reception hallway, spacious and naturally bright lounge/dining room with modern fitted kitchen, two well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in dressing room and en-suite shower room, and a separate family bathroom. A staircase leads to the upper floor, where there is an impressive third bedroom/family room providing a versatile space which could equally be utilised as an additional sitting room, home office or guest bedroom.

Features of the flat include gas central heating, double glazing, a security-controlled entry system, residents' parking and communal garden grounds.

The enclosed floor plan provides a detailed layout of the apartment; however, we recommend internal inspection to fully appreciate the generous proportions, flexible accommodation and convenient central position within the town.

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

861.11 sq ft | EER = B





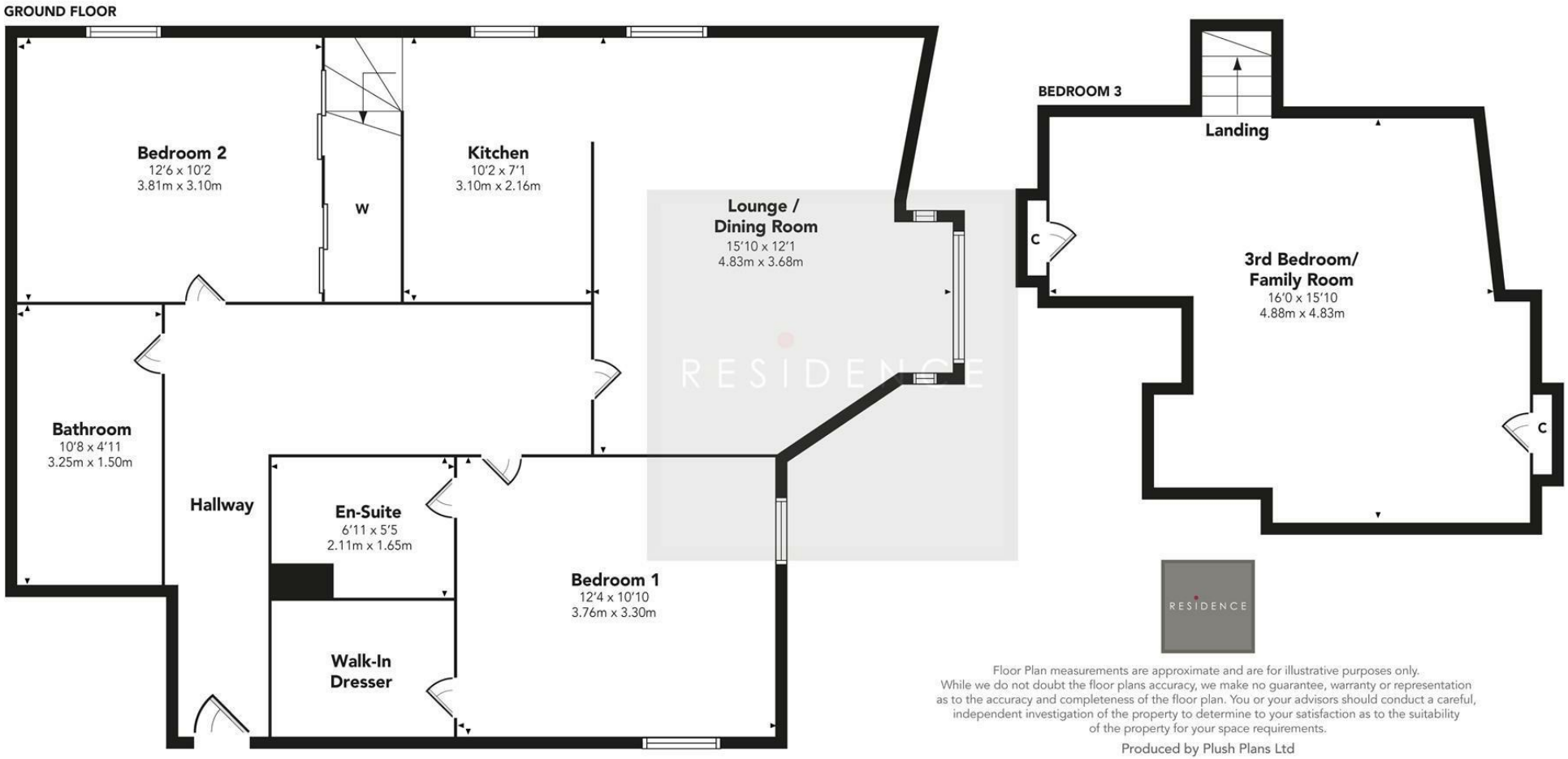
RESIDENCE






SJ66 VDN

Park Road



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.