



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**23 Ann Street**  
HAMILTON, SOUTH LANARKSHIRE, ML3 ONE



# 23 Ann Street

HAMILTON, ML3 0NE

Ann Street in the popular area of Burnbank, Hamilton is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere twenty minutes travel to the heart of Glasgow city center. For those traveling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

We are delighted to bring to the market this excellent, two bedroom apartment, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace. This great apartment makes an ideal place for first-time buyers to call home or equally it would make a perfect Buy-To-Let investment property. These are very spacious and exceptionally good value for money apartments for any of today's discerning buyers. The accommodation consists of a bright and spacious lounge/diner which, due to its shape, would suit a range of furniture configurations. There is ample space for a dining table and occasional furniture if required and the room offers tremendous space to entertain friends and family on more formal dining occasions. The modern kitchen is perfect for the apartment, finished in a lovely range of light oak fitted units, with an electric oven and hob, ample space for the fridge freezer, washing machine and even a dishwasher or tumble drier if required. It makes a very efficient work-space for anyone to serve up a marvellous meal and to cater for the washing requirements. Freestanding appliances may be available by separate negotiation. There are two good sized bedrooms in this lovely apartment, both bright with ample space for free-standing furniture and built-in storage. The recently fitted and tiled bathroom is also bright and fresh, finished in a modern white suite with an electric shower over the bath, ensuring there's always an instant supply of piping hot water for long refreshing showers. The home is kept warm, comfortable and secure via the double glazing and secure entry door system. There is ample storage space to keep the apartment tidy and clutter free at all times, including a large cupboard off the hall and a storage facility on the landing. There is also plenty of parking adjacent to the apartment and a communal drying area to the rear. Early viewing is strongly advised for anyone searching for a great value for money starter apartment or Buy-To-Let investment property in walk-in condition and set in the ever popular area of Burnbank, Hamilton.



Excellent two bed apartment, Great Accommodation in walk-in condition, Fantastic value for money for any first-time buyer.



Would also make a solid Buy To-Let Investment property



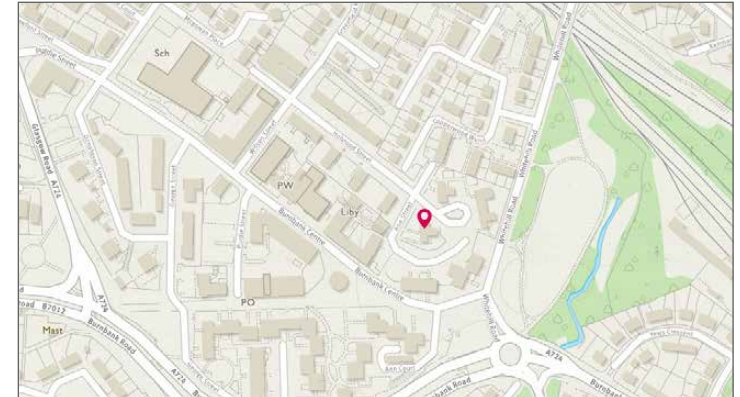
# Property Specifications



Approximate Dimensions (Taken from the widest point)

Living Room	4.20m (13'9") x 4.10m (13'5")
Kitchen	4.20m (13'9") x 2.60m (8'6")
WC	2.93m (9'7") x 1.60m (5'3")
Bedroom 1	3.40m (11'2") x 2.93m (9'7")
Bedroom 2	3.43m (11'3") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>) - 63m<sup>2</sup> EPC Rating - D



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