




McEwan Fraser Legal

Solicitors & Estate Agents

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16 West Wellhall Wynd

HAMILTON, SOUTH LANARKSHIRE, ML3 9GA

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The ever-popular town of Hamilton boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Racecourse, 17th-century museum, a retail park with twenty-four-hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital. Hamilton also benefits from excellent schools at both primary and secondary education level along with the prized Hamilton College situated in the town.

Ample bus and rail services provide easy access to surrounding areas and on the train, it is only approximately twenty minutes to Glasgow Central Train Station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.

We are delighted to offer to the market this immediately impressive two-bedroom property. This beautiful apartment is set in a great location, the exterior and interior design of the building has been well thought out and is a triumph of design. The building sits in well-manicured, landscaped gardens and internally it is presented in absolutely immaculate condition, almost better than when new.

Spacious for a modern apartment, it is immediately apparent it makes great use of the natural available light to create a bright, free-flowing living space that is very stylish and relaxing. All the boxes are ticked with this property, such as the second-floor positioning and it is a corner aspect apartment too that is not only close to all the amenities you could ever require but at the same time a

great residential area to come home to.

The accommodation consists of a very spacious and comfortable lounge/diner with unique features such as the tall ceilings and the double aspect windows. Given the shape of the room, it would easily suit a range of furniture configurations and for someone with an eye for soft furnishings and beautiful furniture, it will look incredible.

The modern galley style kitchen is finished with a range of gloss white units and benefits from an electric oven and hob, with ample space for the free-standing washing machine and fridge freezer. Freestanding appliances may be available by separate negotiation. The hallway has a large cupboard to keep the apartment clutter-free at all times.

The stylish family bathroom is bright and fresh and contains a bath, white suite and contrasting tiles. The mains shower will ensure a supply of instant hot water for long refreshing showers.

There are two spacious double bedrooms both filled with natural light and built-in mirrored wardrobes along with ample space for free-standing furniture.

The property is kept warm, comfortable and secure via the double glazed windows, electric heating, and secure entry system. There is designated parking for one car in the off-street private car park.

Early viewing is a must for anyone looking for an immaculate, trendy and highly desirable apartment set in a great location.



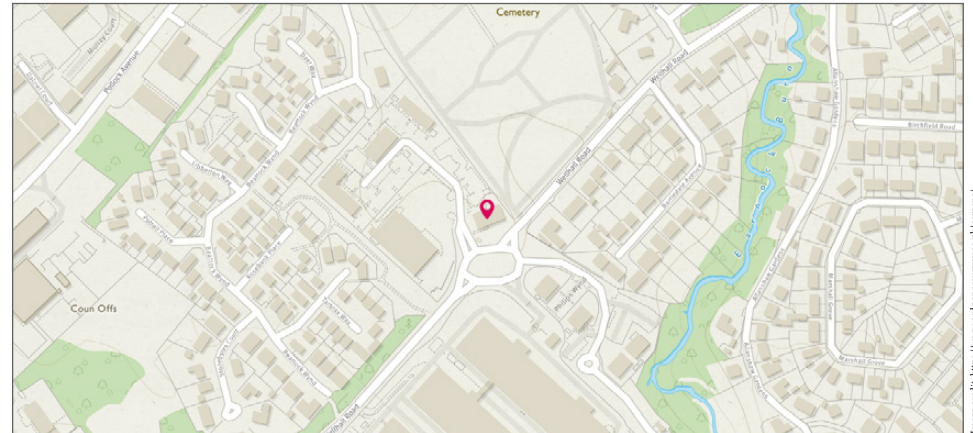
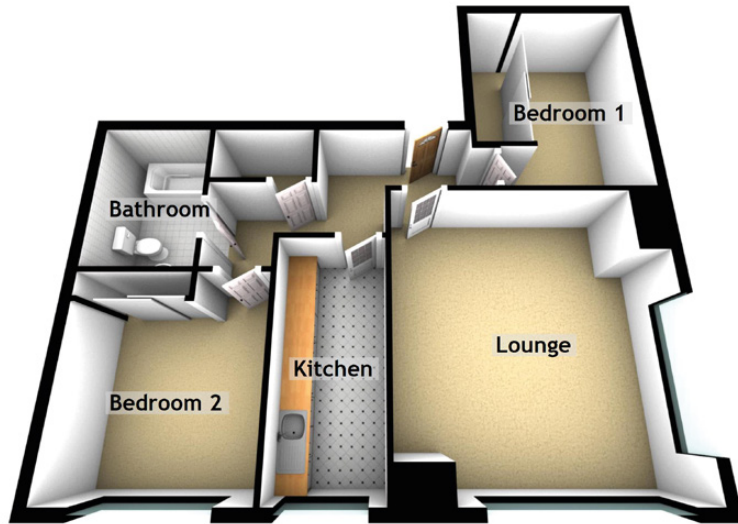
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.70m (15'5")
Kitchen	4.20m (13'10") x 1.80m (5'11")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bathroom	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²): 65m² | EPC Rating: C




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Part
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Text and description
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Professional photography
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