



104 Low Waters Road,  
Hamilton, South Lanarkshire,  
ML3 7QH

**Part Exchange Available**

**Spacious  
Two Bedroom  
Ground Floor Flat Situated  
Within the Ever Popular  
Locale of 'Hamilton'**

Viewing: By appointment telephone  
selling solicitors: 0131 524 9797



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**McEWAN FRASER LEGAL**

15 Annandale Street, Edinburgh, EH7 4AW

Telephone: 0131 524 9797 Fax: 0131 524 9799

LP-3, Edinburgh 27 Email: [info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





## Location

The sought after 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, retail park, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital. Hamilton benefits from both primary and secondary educational facilities, along with Hamilton College situated in the town. Ample bus and rail services provide access to surrounding Lanarkshire areas, with motorway links providing access in and around the central belt.

## Description

We are delighted to offer for sale this two bedroom, ground floor flat, situated within the hugely popular and sought after location of Hamilton. The flat occupies a preferred position within the building. This property would be a super acquisition for either a first time buyer, family or "Buy to Let" investor, given its superb spot, offering great commuting links, as well as very easy access to local amenities and schooling catchments.

In more detail, the property comprises: A good sized entrance hall, with a useful storage cupboard. Immediately impressive lounge, with a large picture window. The kitchen has a range of floor mounted units with ample worktop space. There is ample room for a freestanding cooker, fridge, freezer and washing machine, and there is a window to the rear which overlooks the rear drying area.

There are two well-proportioned double bedrooms allowing the flexibility and space for additional free standing furniture if required. The good sized, part-tiled, three piece family bath room completes the accommodation.

The flat also benefits from gas electric heating, double glazing throughout and a security door entry system for additional peace of mind and comfort.

Externally, there is parking to the rear and a communal drying area.





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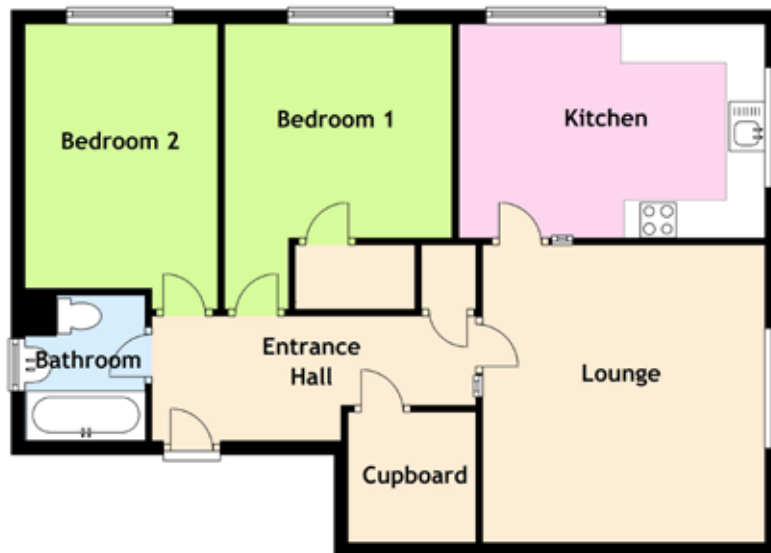
## Approximate Dimensions

(Taken from the widest point)

Lounge	4.21m (13'10") x 3.97m (13')
Dining Kitchen	4.30m (14'1") x 3.01m (9'10")
Bedroom 1	3.26m (10'8") x 3.04m (10')
Bedroom 2	3.73m (12'3") x 2.81m (9'3")
Bathroom	2.06m (6'9") x 1.77m (5'10")

## Extras

All floor coverings.



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**Part Exchange** - If you are interested in this property and have a property to sell, please call 0131 523 1540 or complete our online form to receive a Part Exchange value on your own property.

**Doing Things Differently!**

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.