




McEwan Fraser Legal

Solicitors & Estate Agents

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103 Clarkwell Road

HAMILTON, ML3 9RQ



Hamilton

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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 levels 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.



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We are delighted to bring to the market this excellent one-bedroom ground floor flat, set in a very popular family-friendly street.

This immaculate flat has just been extensively refurbished from top to bottom, including a rewire, replumbed, new kitchen, new bathroom, all new internal doors, replastered, new sockets, new switches, new central heating boiler, stunning designer vertical radiators, new carpets, floor coverings and a full redecoration throughout. It is in fact just like a new flat and we believe viewers will be genuinely impressed to see the level of work, time and money invested in creating this lovely flat.

The accommodation consists of a bright and spacious lounge/diner which would suit a range of furniture configurations, the double aspect windows create a bright and airy ambiance and it just simply makes a very relaxing place to sit and read a book or enjoy a coffee. On more formal occasions the size of the lounge allows for dining, an excellent facility to entertain friends and family in this smart and contemporary flat.

The stunning new kitchen which has just been fitted makes a fantastic food prep area around mealtimes. It's perfect for this flat, finished in a lovely range of gloss fitted units with contrasting white worktops and extractor/filter hood.

Appliances include an electric oven and hob, with ample space for a free-standing fridge freezer neatly hidden in double door utility space and ample space for a freestanding washing machine. Trendy metro tiles top off the designer look and contrast perfectly with the stylish units.

The beautifully tiled bathroom is simply stunning! Bright and fresh, finished in a modern white suite with a mains shower over the bath and a trendy bi-fold screen for convenience.

The double bedroom is a great size, with ample space for free-standing furniture and lots of natural light.

The home is kept warm, comfortable and secure via the double glazing, new gas central heating with stunning vertical radiators and a secure exterior door entry system.

Parking is on-street. Given the fully upgraded and completely refurbished accommodation on offer, this great home would make an ideal buy for any couple, first-time buyers, or even a retiree given the ground floor position.

Early viewing is strongly advised for anyone looking for their perfect first home where all the hard work has already been done.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

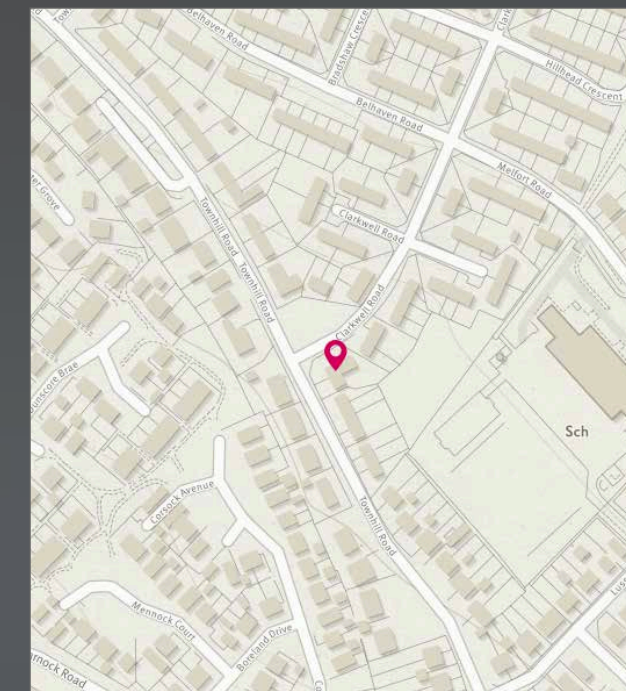


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.70m (12'2")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Bedroom 1	3.70m (12'2") x 2.70m (8'10")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 40m² | EPC Rating: C

Extras (Included in the sale): Appliances are included.






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**Part
 Exchange
 Available**

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Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer