



44 WEST WELLHALL WYND

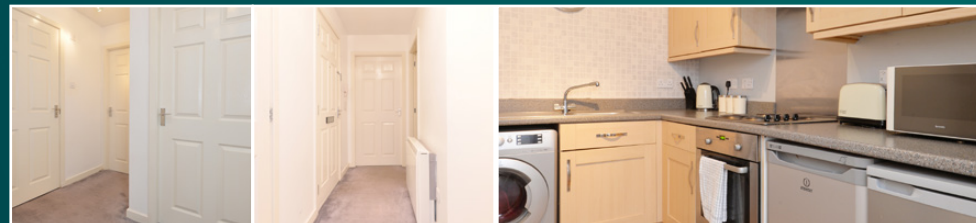
HAMILTON, ML3 9GA

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, 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 educational 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.

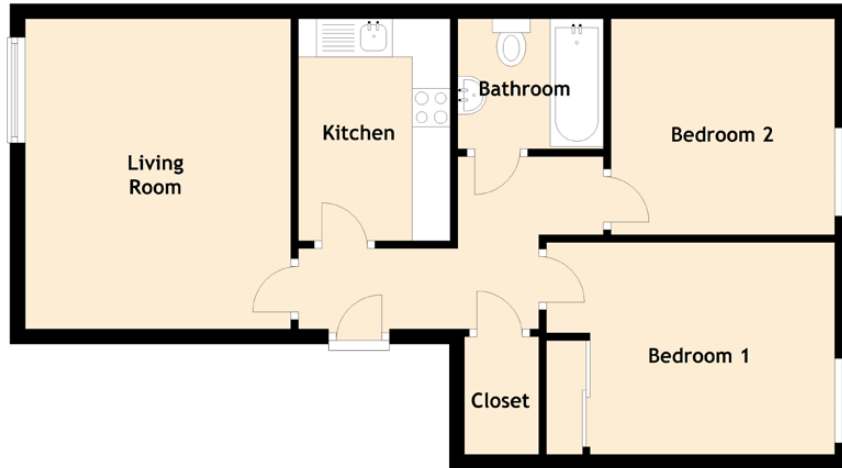
Occupying a ground floor position within a modern and popular development in Hamilton lies this beautifully presented two bedroom flat.

The property would be a fantastic opportunity for the first time buyer market or buy to let investor. On arrival at the development you are welcomed by excellent parking facilities for both residents and visitors. Entrance to the flat is via a secure entry door. Internally the accommodation comprises reception hallway, front facing lounge, fully fitted kitchen with appliances, two double bedrooms and a three piece bathroom. The home is heated via electric heating and double glazed windows are installed throughout.



PROPERTY SPECIFICATIONS

FLOOR PLAN / LOCATION

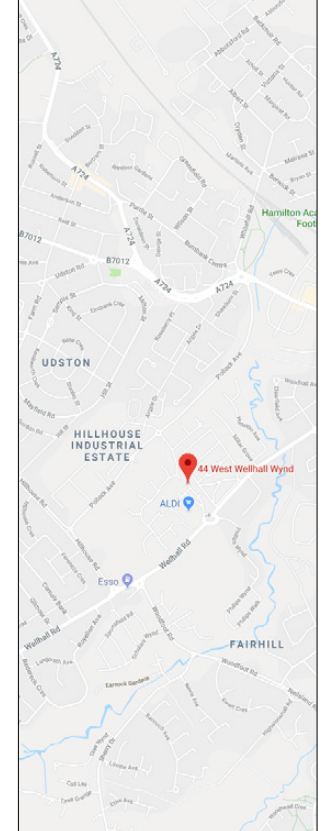


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Living Room | 4.08m (13'5") x 3.50m (11'6") |
| Kitchen | 2.92m (9'7") x 2.00m (6'7") |
| Bedroom 1 | 3.80m (12'6") x 2.79m (9'2") |
| Bedroom 2 | 2.95m (9'8") x 2.84m (9'4") |
| Bathroom | 1.92m (6'4") x 1.71m (5'7") |

Gross internal floor area (m²) : 52m²

EPC Rating : B



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Exchange
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