

**McEwan Fraser Legal**

Solicitors & Estate Agents

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14 Copperwood Court

HAMILTON, SOUTH LANARKSHIRE, ML3 ORE

THE LOCATION



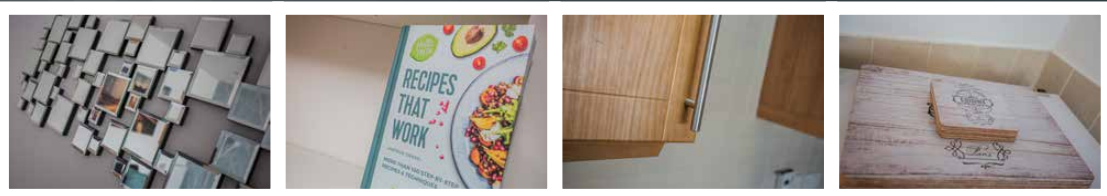
Copperwood Court is conveniently placed for gaining quick access to a broad spectrum of amenities in Hamilton's town centre.

The town centre offers excellent shopping facilities and retail parks with many well known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. Hamilton has a wide variety of pubs, restaurants, bistros and, for those commuting by public transport, there are regular bus and trains to the surrounding towns and cities, including Glasgow and Edinburgh.

For those commuting by car, there's the convenience of the M74 motorway with access both north and southbound and access to the East Kilbride Expressway and M8 motorway. Hamilton West Rail Station is just a few minutes walk from the subject property and the development is also well-positioned for gaining fast access to all the transport links and within the locale, there are a small collection of convenience shops and petrol station.



THE PROPERTY



A beautifully presented and extremely spacious three bedroom apartment, occupying a preferred top floor position within a modern development in Hamilton.

This fantastic flat offers excellent accommodation and would be a fantastic opportunity for the first time buyer market or young professional. On arrival at the development, there is excellent parking facilities for residents and visitors. Access to the common close is via a security door with audio buzzer system. This provides access into an immaculate common hall and stairway which leads to the property's front door on the top landing.

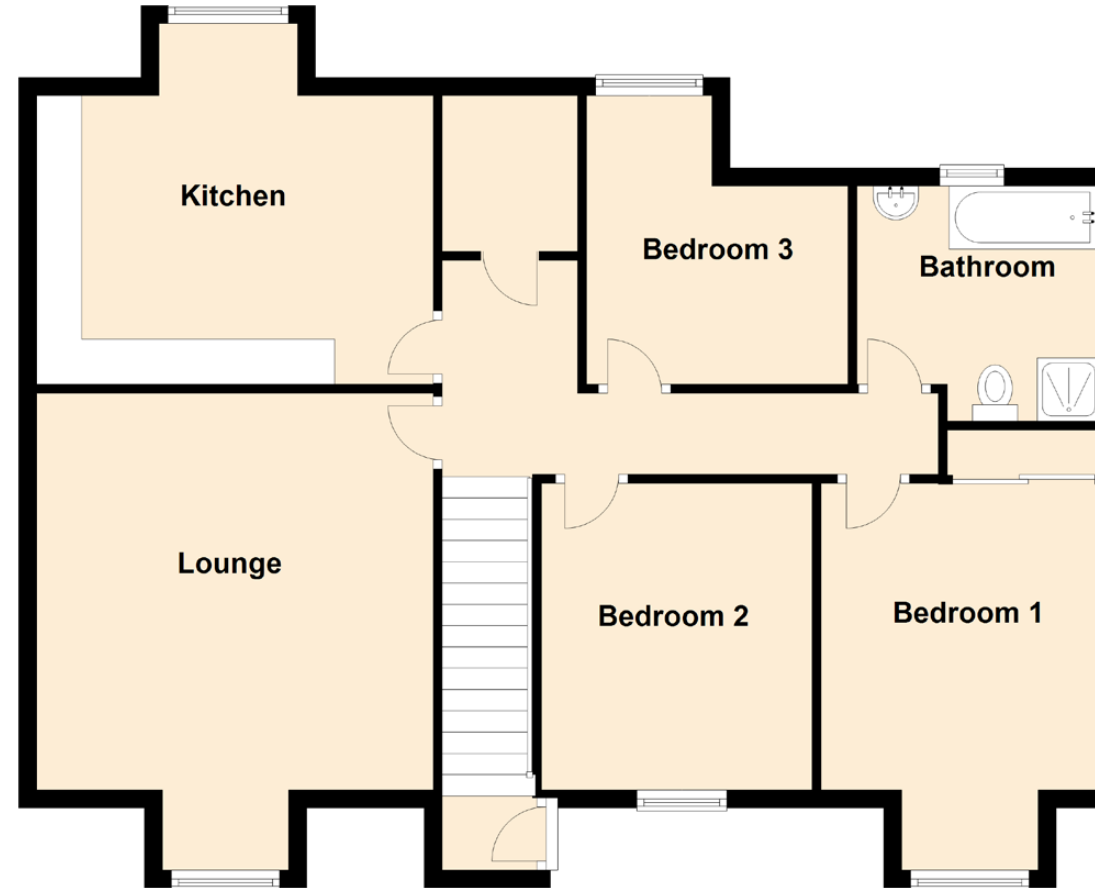
Internally the accommodation comprises of an entrance vestibule with staircase rising to upper hallway which is L-shaped and has space for console table with a large walk-in store cupboard. The living room is a great space with a contemporary feature wall. Impressive dining kitchen with integrated appliances within modern wall and floor units. There are three bedrooms of which two are double sizes with the master having double mirrored wardrobes. The bathroom with four piece suite is beautiful and boasts a stunning tile throughout.

Throughout this flat is flooded with natural light, this property is spacious throughout and is suitable for a vast range of furniture configurations.





SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.40m (14'5")
Kitchen	4.40m (14'5") x 3.20m (10'6")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	2.90m (9'6") x 2.00m (6'7")
Bathroom	2.70m (8'10") x 2.40m (7'10")

Gross internal floor area (m²): 84m² | EPC Rating: D

Extras (Included in the sale):
Blinds, Light Fixtures, Floor coverings.

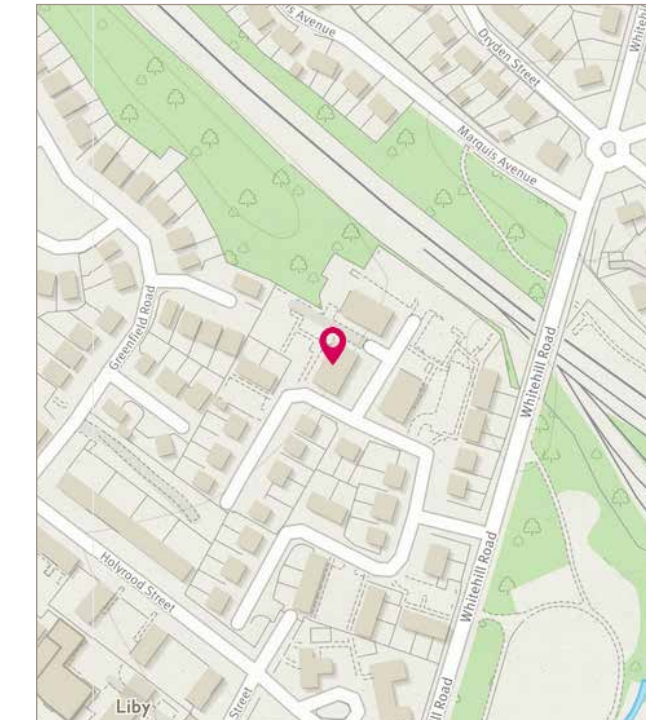


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Text and description
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Surveyor



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