

# Flat 1, 139 Hamilton Road

MOUNT VERNON, GLASGOW, G32 9QW



*EXCEPTIONAL TWO BEDROOM GROUND FLOOR  
APARTMENT IN THE HEART OF LEAFY MOUNT VERNON*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this beautifully appointed two-bedroom ground-floor flat set within the peaceful, residential enclave of Mount Vernon. It offers a rare opportunity to enjoy stylish living amidst mature greenery and open skies. Positioned behind a lush golf course and surrounded by landscaped communal gardens, this property is the perfect retreat from the hustle and bustle, yet remains within easy reach of excellent local amenities and transport links.

From the moment you step through the front door, it's clear that this home has been lovingly maintained and thoughtfully upgraded. The flat is presented in flawless walk-in condition, with a soft, neutral colour palette and quality finishes throughout.

The accommodation comprises a generously sized lounge, flooded with natural light thanks to its dual aspect windows. East-facing, the room enjoys stunning morning sunshine, casting a golden glow across the space, the perfect backdrop for lazy breakfasts or early starts.

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## The Property





A modern, fully fitted kitchen, intelligently laid out with stylish cabinetry, ample worktop space and recently upgraded appliances, ideal for both everyday cooking and entertaining guests.





Two exceptionally spacious double bedrooms, both featuring built-in wardrobes that provide excellent storage while keeping the rooms effortlessly tidy and tranquil. A beautiful walk-in shower room, designed with sleek tiling, chrome fittings and soft lighting to create a spa-like experience.





**Bedroom 2**



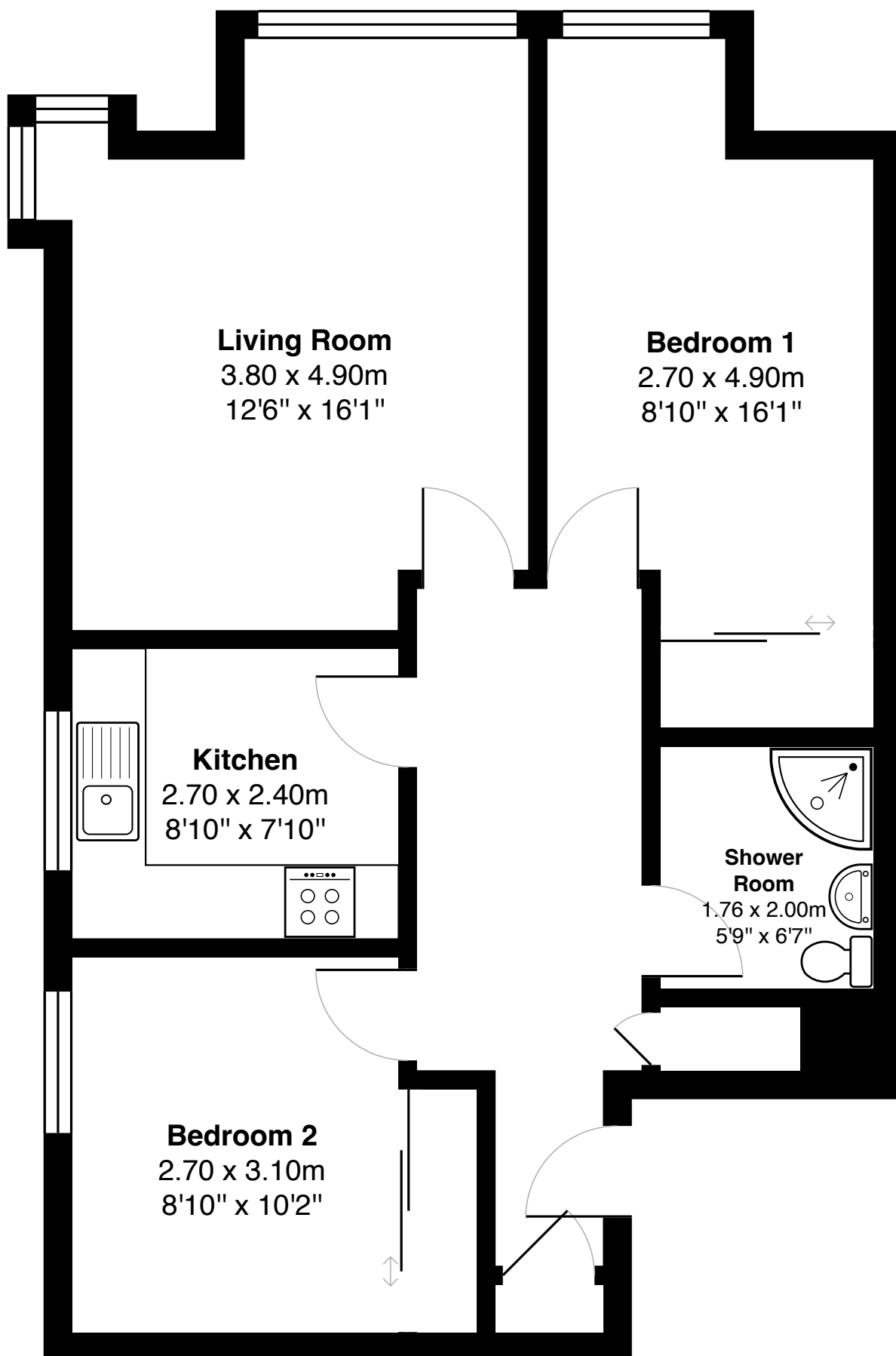




#### **FURTHER BENEFITS INCLUDE:**

- Gas central heating and double glazing for year-round comfort and energy efficiency.
- Excellent internal storage options make the property highly practical.
- Well-maintained communal gardens, offering outdoor space in a green, leafy setting.
- Private off-street parking in this quiet and friendly neighbourhood.

This is an ideal property for first-time buyers, downsizers, or those simply seeking a refined, low-maintenance home in a sought-after location. Viewing is not just recommended, it's essential.



Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: C

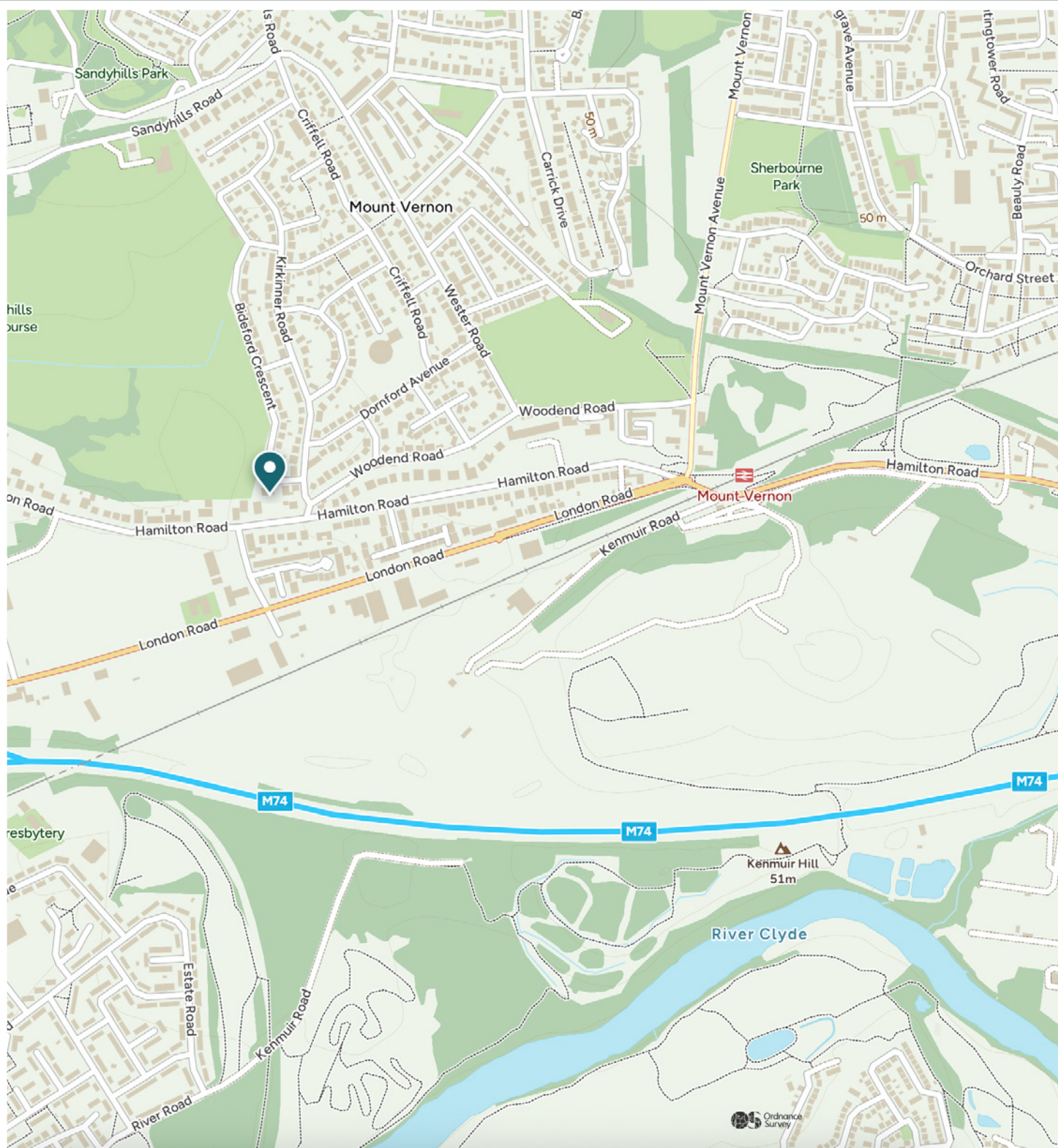


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Nestled on the eastern fringe of Glasgow, Mount Vernon is one of the city's best-kept secrets, a charming, tranquil suburb known for its tree-lined streets, spacious homes, and community-focused atmosphere. With a rich heritage and a peaceful, almost village-like feel, it offers residents the rare combination of green surroundings and city convenience. The area is famed for its beautiful green spaces, including the stunning Mount Vernon Park and its well-kept bowling green, as well as Mount Vernon Community Hall, which hosts local events and groups throughout the year. Behind much of the neighbourhood lies Mount Vernon Golf Course, giving many properties a private, leafy outlook and an added sense of calm.

Transport links are excellent, with Mount Vernon train station providing regular direct services to Glasgow city centre in under 15 minutes. The M74 motorway is easily accessible, connecting you swiftly to the wider motorway network and making commutes simple. Despite its peaceful setting, you're never far from good schools, shops, cafes, and everyday essentials. The area attracts a mix of families, professionals, and downsizers, all drawn by its generous plots, quiet charm, and tight-knit community. Whether you're seeking scenic morning walks, quality schools, or a slower pace of life without sacrificing connectivity, Mount Vernon ticks every box.

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