



RESIDENCE

2 Park Road, Hamilton, ML3 6PD

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton
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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This spacious, bright and airy 1st floor, 2 bedroomed flat offers stylish modern living within the heart of the town centre.

The apartment occupies a preferred first floor position and is likely to appeal to a 1st time buyer or someone looking to downsize into a flat in walk-in condition.

The accommodation comprises; reception hallway, generous sized open plan lounge/dining room and modern fitted kitchen with integrated appliances and attractive tiled splashback. There are 2 bedrooms, both of which have fitted wardrobes whilst the master bedroom has its own ensuite shower room. There is a separate, modern fitted family bathroom.

Features of the flat include gas central heating, double glazing, security-controlled entry system, residents parking and communal area of gardens.

The enclosed floor plan shall provide a detailed layout of the apartment; however, we recommend inspection to appreciate the scale of accommodation and central position within the Town.

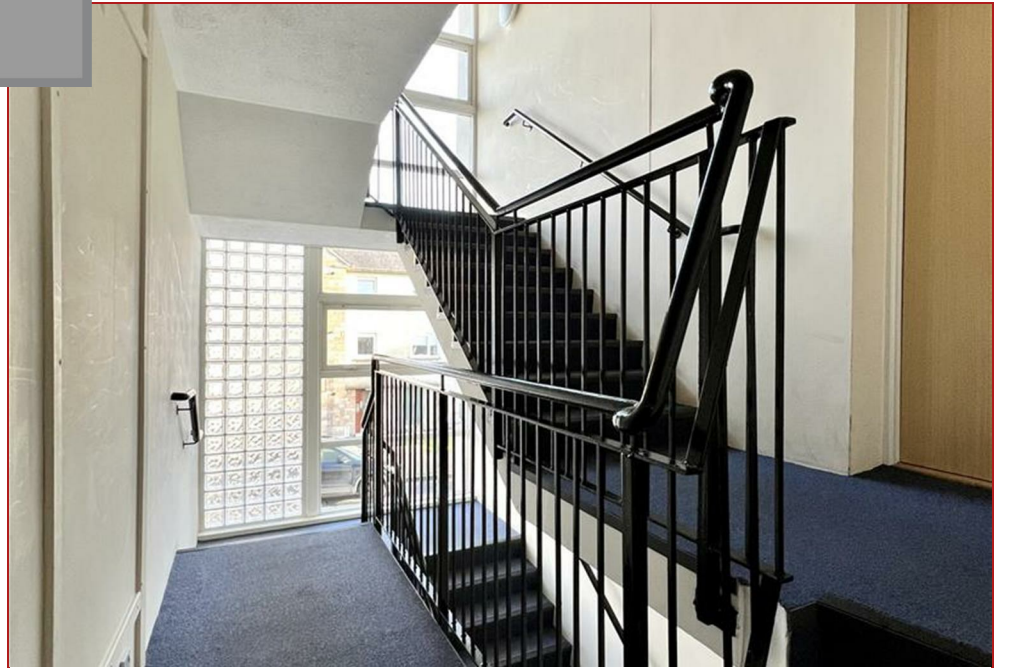
Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns including Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout Scotland and beyond.



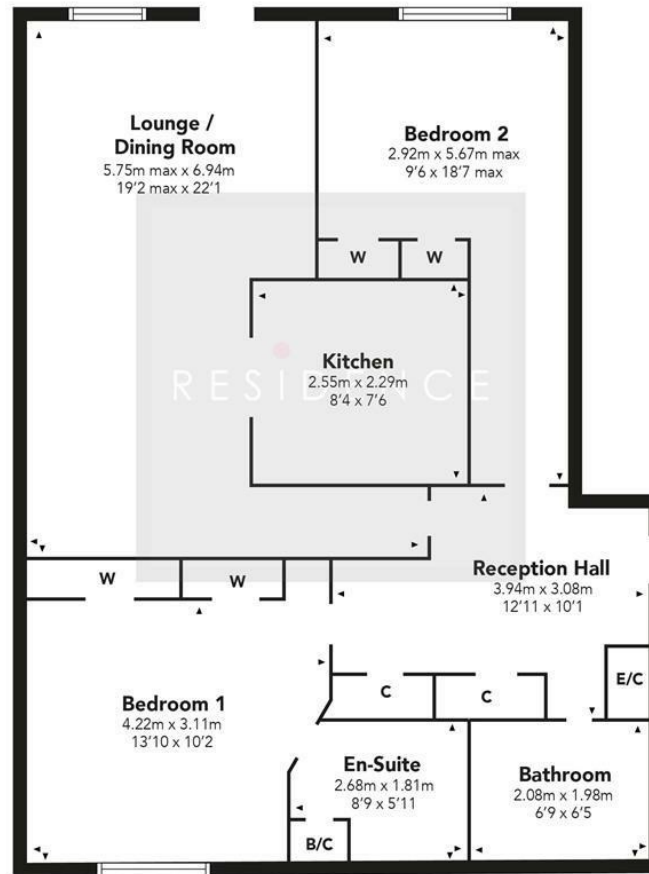
893.41 sq ft | EER = B



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Park Road



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.