



RESIDENCE

19 Philips Wynd, Hamilton, ML3 8PA

www.residenceestateagents.co.uk



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



This immaculate 2nd floor apartment is presented in walk in condition and offers an excellent first purchase or investment opportunity.

The apartment is set quietly on the 2nd floor of this modern development and has been maintained to a good standard throughout. The current owners have freshly decorated each room with the addition of new carpets in both bedrooms whilst the flat features double glazing and electric, wet heating system.

The accommodation comprises of a welcoming reception hallway, spacious lounge with bay window, modern fitted breakfasting size kitchen that has a range of base and wall mounted storage units with worktop surfaces and appliances. The apartment has 2 double bedrooms both with fitted wardrobes and there is a modern family bathroom.

Further features include security-controlled entry system and the common stairwell has been recently redecorated.

The surrounding common gardens are tended by an appointed factor and include residents parking.

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



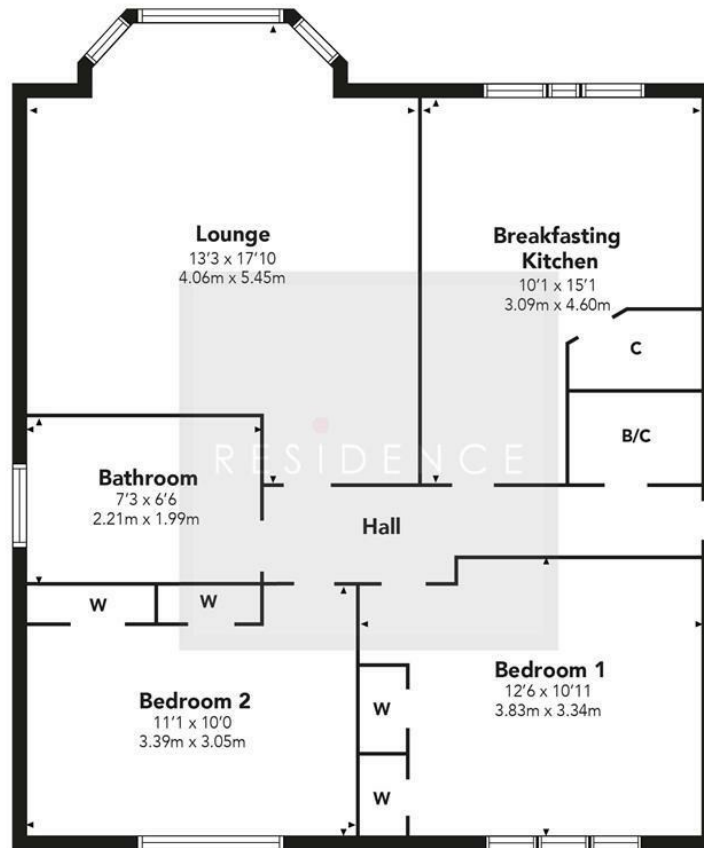
sq ft | EER =



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Phillips Wynd



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.