



paulfoxproperties



OFFERS OVER £52,000

TOWNHILL ROAD, HAMILTON

A fantastic opportunity to purchase this one bedroom top floor flat in Hamilton.

The accommodation comprises of entrance hall, lounge, kitchen.
One bedroom and bathroom.

The property benefits from gas central heating, double glazing, communal gardens to the front and rear.

Early viewing is highly recommended to appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the M8 and M74 provides travel links throughout west and central Scotland.

Entrance Hall

Enter via white UVPC with frosted glass panel into laminate floored hallway. Double radiator. Integrated spotlights. Single socket point. Loft access.

Lounge 13'9" x 12'10"

Enter via two panel white grain wood door into carpeted floor lounge. Double window to front and single window to side. Double radiator. Centre ceiling light. Two double and one single socket point. External t.v. aerial and telephone point. Feature fire surround and fire.



Kitchen 9'2" x 6'6"

Enter via 2 panel white grain wood door with laminate tile floor. Double window to rear. Five light wood wall and floor storage units. Integrated oven, hob and hood. Stainless steel sink with mixer tap. Worktops. Tiled splashback. Integrated spotlights. Two double socket points. Plumbed for washing machine. Two storage



Master Bedroom

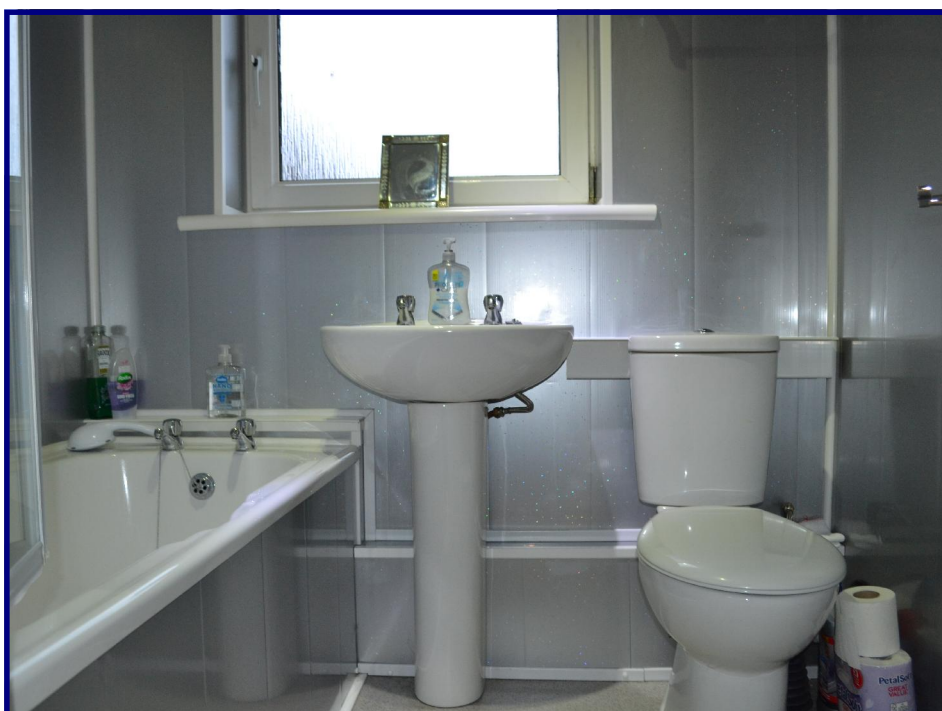
12'6" x 9'2"

Entering via two panel white wood door into carpeted bedroom. Double window to front. One double radiator. Centre ceiling light. One double and one single socket points.



Bathroom 6'1x5'7"

Entering via two panel white wood door into vinyl floored bathroom which benefits from a three piece white bathroom suite with electric shower. Single frosted window to rear. Centre ceiling spotlights. One double radiator.



Parking / Gardens

Enclosed front and rear communal gardens laid to lawn.

Extras

Included in the sale are all fixtures and fittings.

Heating and Glazing

The property benefits from gas central heating and double glazing.

Offers over £52,000 are Invited.

HOME REPORT AVAILABLE



paulfoxproperties



Viewing By appointment through Paul Fox Properties

Contact Paul Fox

Ref. No. PFP1516

55 Hamilton Road, Bellshill, ML4 1AG

Tel: 01698 749840

e-mail: info@paulfoxproperties.co.uk

Web: www.paulfoxproperties.co.uk