



## 2/5 Bothwell Street

, Hamilton, ML3 0BS

**Offers over £58,000**

NEW TO THE MARKET!

Immaculate ground floor flat situated in the heart of Hamilton.

The property would suit first time buyers looking to get onto the property ladder, the buy to let market as an investment opportunity or indeed someone looking to downsize. The central position of the flat makes it convenient for quick access to an excellent selection of amenities in the nearby Retail Park and Hamilton West Train Station.

The property comprises entrance hallway, large lounge with space for dining, fitted modern kitchen, double bedroom with fitted mirrored wardrobes and bathroom.

The property has gas central heating and double glazed windows.

Early internal viewing is highly recommended.

EPC D

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- LOWER FLAT
- LARGE LOUNGE
- SPACIOUS BEDROOM
- FITTED KITCHEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- EXCELLENT LOCATION



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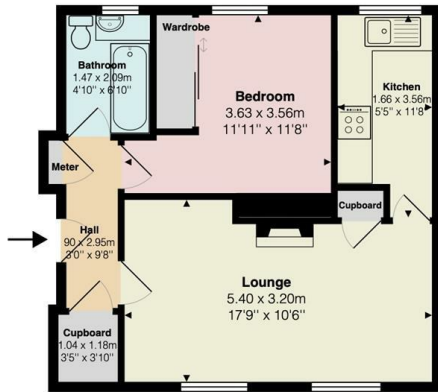


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## Floor Plan

Flat 2, 5 Bothwell Street, Hamilton



Ground Floor

Total Area: 41.9 m<sup>2</sup> ... 451 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.