



**Flat 0/2 , 16 Windmill Road, Hamilton, ML3 6LU**

**Fixed Price £64,995 (Home Report £70,000)**

**A well presented one bedroom ground floor flat in an extremely popular residential area.**



**Miller Stewart**  
ESTATE AGENCY NETWORK





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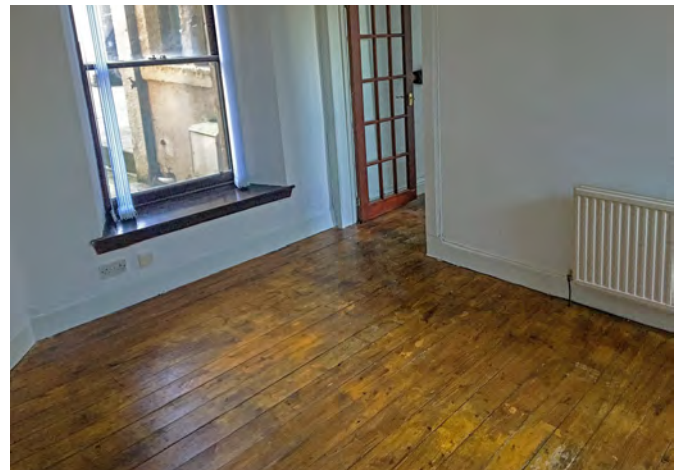
**Fixed Price £64,995**

An Excellent opportunity to purchase a well presented one bed ground floor flat in an extremely popular residential area.

The property is ideally located on the periphery of Hamilton Town Centre and benefits from a wide range of amenities very close to hand.

These include schools both primary and secondary, sports facilities with swimming pool, numerous shops, supermarkets bars and restaurants.

Also located close by are excellent bus and rail transport services and good road links providing easy access to the M74 Motorway network for ease of commuting through Scotland's Central Belt.



## Key features:

Available for immediate entry

Double glazed

Gas central heating

Room Dimensions:

Lounge 4.4m x 3.4m (14' 6" x 11')

Kitchen 3.2m x 2.5m (10' 4" x 8' 3")

Bedroom 4.5m x 3.4m (14' 11" x 11' 3")

Bathroom 4.7m x 1.5m (15' 5" x 4' 10")

The ground floor flat is found within a block of twelve flats and offers accommodation of entrance vestibule, lounge, kitchen, bedroom and bathroom.

Natural wood flooring spans from the entrance, lounge and hallway.

The kitchen is a good size with relatively new fitted kitchen with integrated hob oven and extractor hood. Newly fitted vinyl flooring.

The bedroom is a double, carpeted with excellent triple bay window looking out to the private garden that is specific to the flat.

The family bathroom has both bath and electric shower and cubicle and also has just had new vinyl fitted.

Outside there is a communal drying area and parking is also available.

**Note 1:** Whilst believed to be correct, these particulars do not and cannot form part of any contract. The measurements have been taken using a laser measuring device and therefore are for guidance only.

The mention of appliances, white goods, services etc. does not imply that they are efficient and in full working order.

**Note 2:** EPC: band D (62)  
Council Tax: Band B.

**Note 3:** Viewing which is highly recommended to see the potential this property has to offer, or for any assistance and further information, please contact the selling agents on: 01698 468102 or your local negotiator Frank Breen directly on 07720 672513 or

Email: [frankbreen@millerstewart.com](mailto:frankbreen@millerstewart.com)

**Note 4:** INTEREST: It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

**Note 5:** Offers can be sent in Scottish legal form please to:

[property@millerstewart.com](mailto:property@millerstewart.com)

Or by Fax: 01343 642043

Any written correspondence:

Miller Stewart Estate Agency Network  
272 Bath Street Glasgow, G2 4JR





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Miller Stewart Estate Agency Network**

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