



RESIDENCE

163 Hamilton Road, Mount Vernon, G32 9QT

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Viewing by appointment with Residence Uddingston

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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This beautifully presented two-bedroom flat is situated on the sought-after Hamilton Road in the heart of Mount Vernon, offering an ideal opportunity for first-time buyers, downsizers, or those looking for a well-connected and peaceful place to call home. Set within a modern development which creates a stylish and comfortable living environment.

Upon entering the flat, you're welcomed by a bright and spacious hallway that sets the tone for the rest of the home. The generous lounge is flooded with natural light from a large south-facing window with amazing southerly views. The well-appointed kitchen, which has been thoughtfully designed with a range of contemporary units, integrated appliances, and ample workspace, making it both practical and attractive for everyday needs.

Both bedrooms are generously sized and continue the bright, airy feel found throughout the property. The principal bedroom offers plenty of room for freestanding furniture with access to an en-suite shower room, while the second bedroom is equally spacious and can easily serve as a guest room or home office. A stylish bathroom completes the accommodation, featuring a white three-piece suite, and contemporary tiling.

Externally, the property enjoys access to a well-maintained communal garden, perfect for relaxing on sunny days. A large residents' car park to the rear which has one allocated space. The flat also benefits from gas central heating, double glazing, and a secure entry system, ensuring comfort and peace of mind.

Ideally located within easy access of local shops, cafés, schools, and Mount Vernon train station, this property offers excellent transport links to Glasgow city centre and surrounding areas.

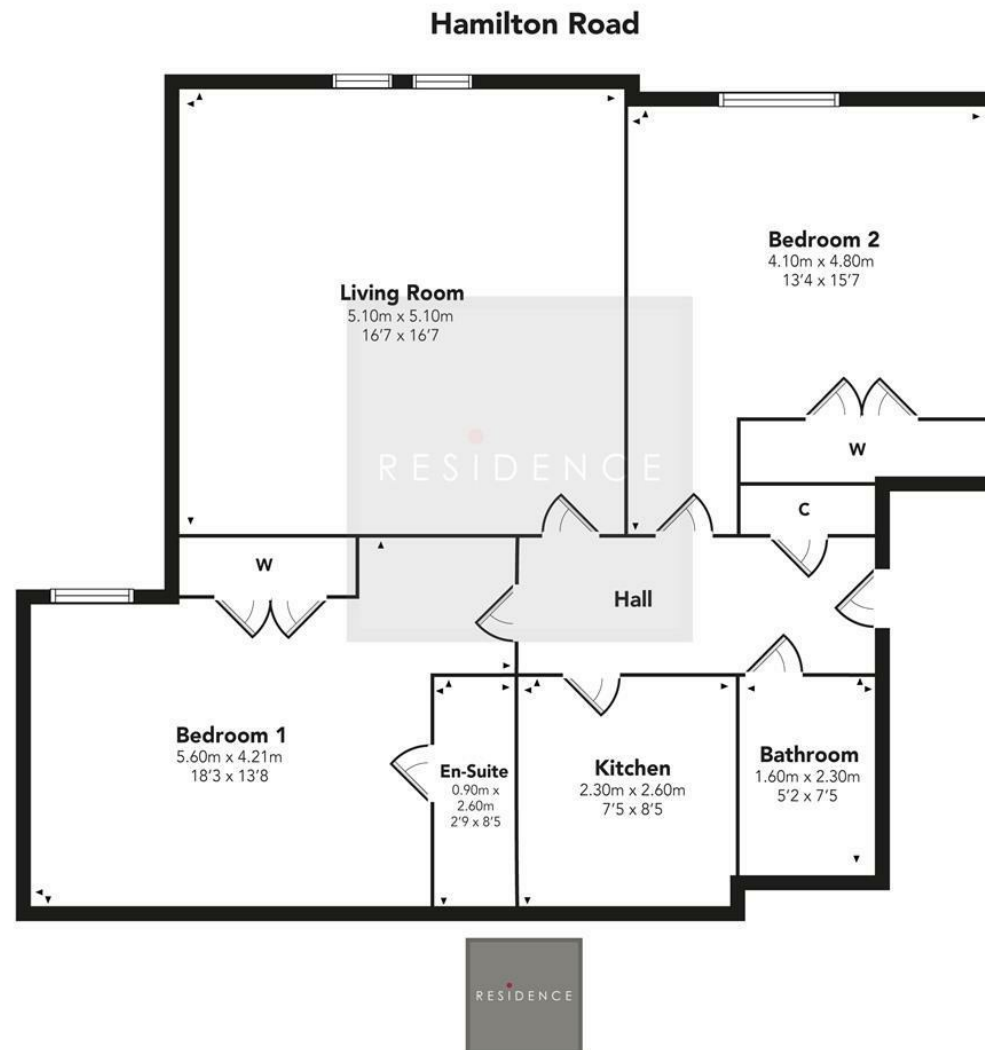


871.88 sq ft | EER = B



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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.