

# Fred.

ESTATE AGENTS



## Flat 4 123 Cadzow Street

Hamilton

**Offers over £155,000**









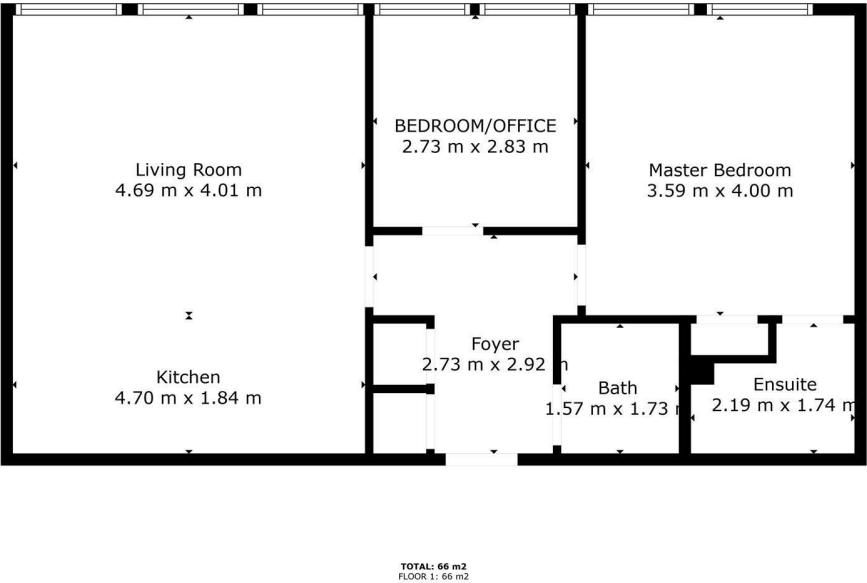


Located in a highly sought-after area within the town of Hamilton, lies this converted two bedroom ground floor apartment.

This well presented apartment offers a welcoming entrance hallway with quality wooden flooring leading through to the spacious open plan lounge/kitchen area which hosts fitted wall and floor mounted units with built in oven/gas hob, neutral decor and front facing window allowing for plenty of natural light. Two double bedrooms, both of which benefit from dual aspect windows, while the master hosts a lovely modern fully tiled shower room. There is also a main bathroom complete with three piece suite consisting of WC, full pedestal sink, bath and chrome heated towel rail.

The property also benefits from gas central heating, double glazed windows throughout, communal garden grounds, secure door entry and two allocated parking spaces to the rear.

The town of Hamilton has excellent amenities and convenient transport links with access to the M74 just minutes away. Within walking distance you will find a great selection of shops, restaurants, bars, retail parks and sporting facilities. Strathclyde Country Park is within easy reach offering a variety of outdoor activities, including walking and cycling trails, as well as water sports on the loch. Additionally, a short drive away you will find Chatelherault Country Park providing scenic woodlands and historic architecture, making it a popular spot for nature lovers.

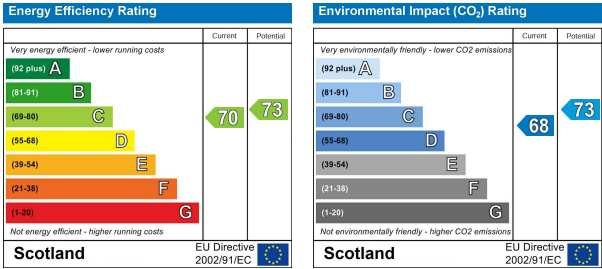


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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