



Flat 31, Avon House The Furlongs, Hamilton

Hamilton

Offers Over £65,000





## Flat 31 Avon House,

The Furlongs, Hamilton

Welcome to Flat 31, Avon House. Located in the Furlongs, Hamilton, is a well-presented and modern one-bedroom apartment, offering an excellent opportunity for first-time buyers, downsizers, or investors alike. Situated within a sought-after residential development, this property provides a comfortable and stylish living space with the added benefit of a convenient location close to a wealth of local amenities and excellent transport links. Upon entering the apartment, you are welcomed by a bright and airy hallway that leads to the spacious lounge, which serves as the heart of the home. This well-proportioned living area is filled with natural light from the large windows, creating a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The open and adaptable layout allows for various furniture arrangements, making it easy to personalise the space to suit your lifestyle.

Adjacent to the lounge, the modern kitchen is fitted with a range of wall and base units, offering ample storage and worktop space. Designed for practicality and efficiency, the kitchen provides everything you need for everyday cooking, with space for appliances and a layout that ensures ease of use. Whether preparing meals for yourself or entertaining friends, this space is both functional and stylish.





The generously sized double bedroom is a peaceful retreat, featuring a comfortable layout with plenty of space for bedroom furnishings and storage. The room benefits from a neutral décor, making it easy to add your own personal touch. Large windows allow plenty of natural light to filter in, enhancing the sense of space and tranquillity.

Completing the accommodation is the contemporary bathroom, which is fitted with a modern suite, including a bath with an overhead shower, a wash hand basin, and a WC. Designed with convenience in mind, this well-maintained space provides a relaxing environment, perfect for unwinding after a long day.

Avon House is part of a well-maintained development in a desirable area of Hamilton, known for its accessibility and community feel. The property enjoys an excellent location with a variety of local amenities within easy reach, including shops, supermarkets, cafes, and restaurants. There are also fantastic transport links nearby, with Hamilton West and Hamilton Central train stations providing easy access to Glasgow and beyond, making it an ideal choice for commuters. Additionally, the property is well-placed for access to major road networks, including the M74, ensuring convenient travel to surrounding areas.

This well-presented apartment offers a fantastic opportunity to secure a stylish and low-maintenance home in a prime location. Whether you are looking for your first step on the property ladder, an investment opportunity, or a convenient home in the heart of Hamilton, Flat 31, Avon House is sure to impress. Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic property has to offer

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

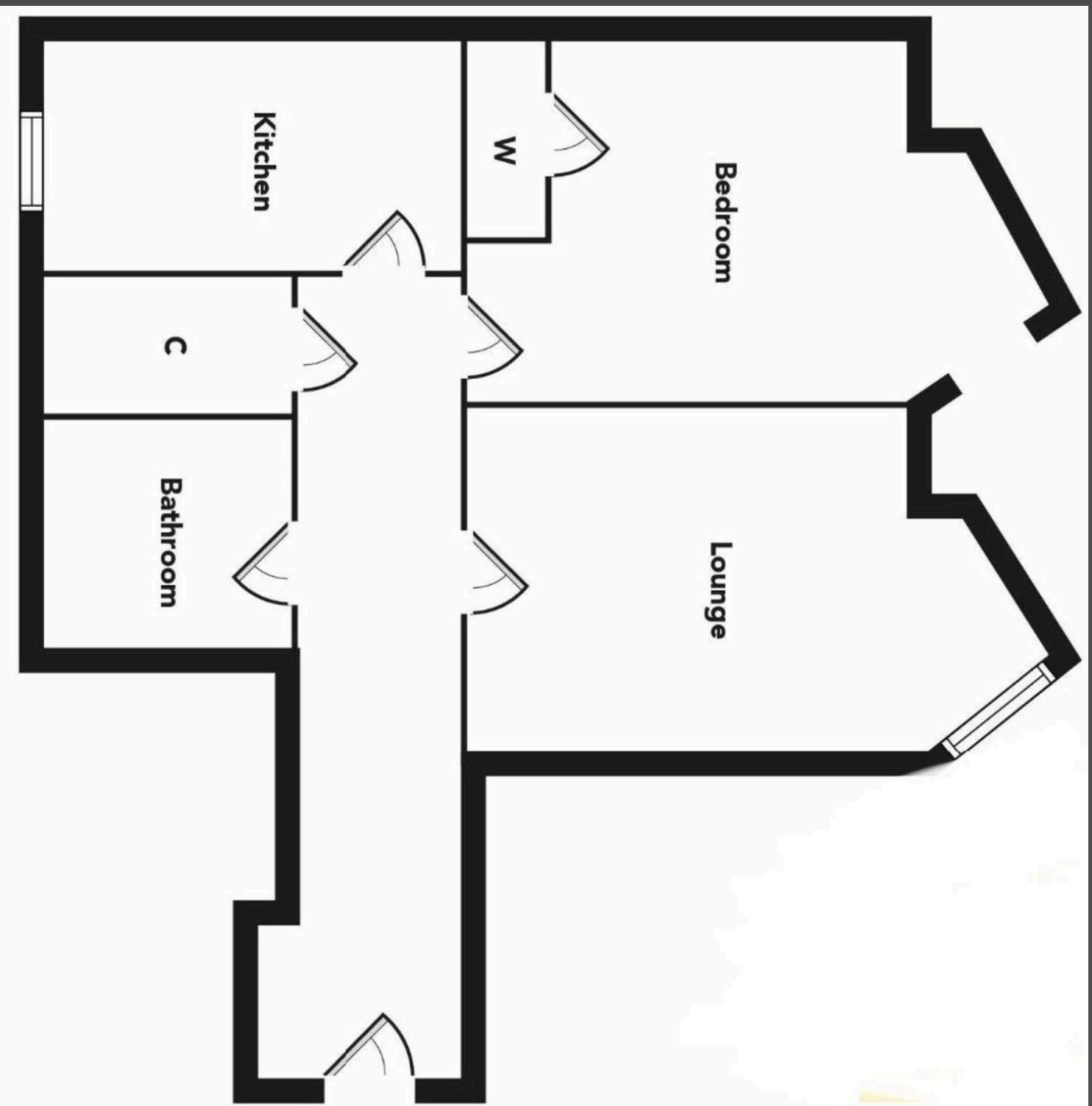
EPC Environmental Impact Rating: D















## Bridges Properties

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