



Philips Wynd
Hamilton, ML3 8PH

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Philips Wynd
Hamilton
ML3 8PH

Ground floor flat

2 Bedrooms
1 Reception
2 Bathrooms



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01698 757 125

KEY FEATURES

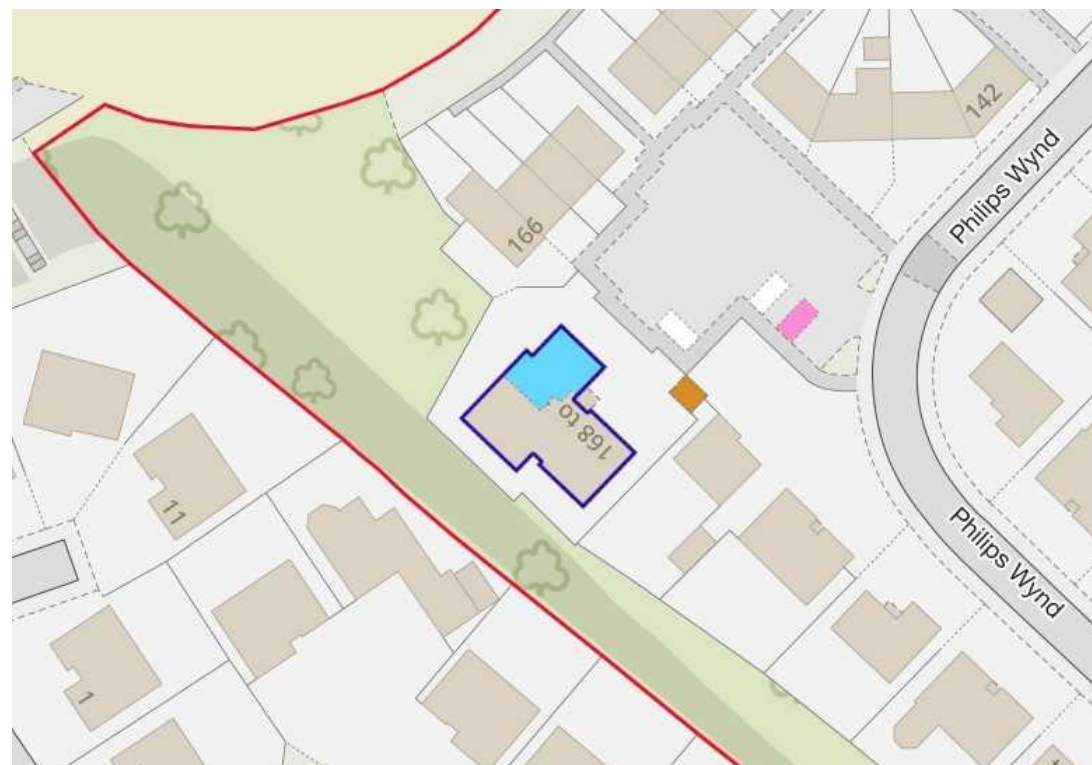
- Ground floor flat in immaculate condition throughout
- Bright and spacious lounge with tasteful decor, laminate flooring; bay window and space for dining
- Modern kitchen with high gloss wall and floor units, and tiled flooring
- 2 double bedrooms with fitted wardrobes
- Main bathroom suite + ensuite shower room in the main bedroom
- Security entry & allocated parking
- Close to Hamilton town centre, shops, bars, restaurants, retail and leisure facilities
- Easy access to the M74 motorway, Hamilton West and Hamilton Central train stations
- Sought after, quiet and popular location
- COUNCIL TAX BAND: D - EPC RATING: C



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Philips Wynd, Hamilton, ML3 8PH

Move On are delighted to present to the market this beautiful 2 bedroom ground floor flat in Hamilton - Philips Wynd.

This lovely property is finished to an excellent standard throughout and is in true walk in condition. The accommodation features : A bright and spacious lounge, with tasteful neutral decor, laminate flooring, feature bay window and space for dining; modern kitchen with high gloss wall and floor units, contrasting worktops and a tiled floor; 2 double bedrooms, both of which have fitted wardrobes and an ensuite shower room in the main bedroom; and a partially tiled bathroom suite There is additional storage in the hallway. Central heating is provided by an electric wet system, and there is security entry.

Externally, there are manicured landscaped gardens around the development, as well as parking for residents (allocated) and guests.

Philips Wynd is a quiet and popular location in Hamilton, just off Wellhall Road behind the site of the old Philips Factory, and conveniently placed for easy access to Hamilton town centre which has a fantastic selection of retail facilities including the Regent Shopping Centre and Palace Grounds retails park as well as many restaurants and bars. There are lots of leisure facilities including golf courses, gyms tennis courts, rugby clubs, ice rink, cinema Chatelherault and Strathclyde Country Park; and for those commuting there are 2 train stations - Hamilton Central and Hamilton West, a main bus station and easy access to the M74 motorway.

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ROOM MEASUREMENTS

Lounge / Dining: 5.40m (17' 9") x 3.94m (12' 11")

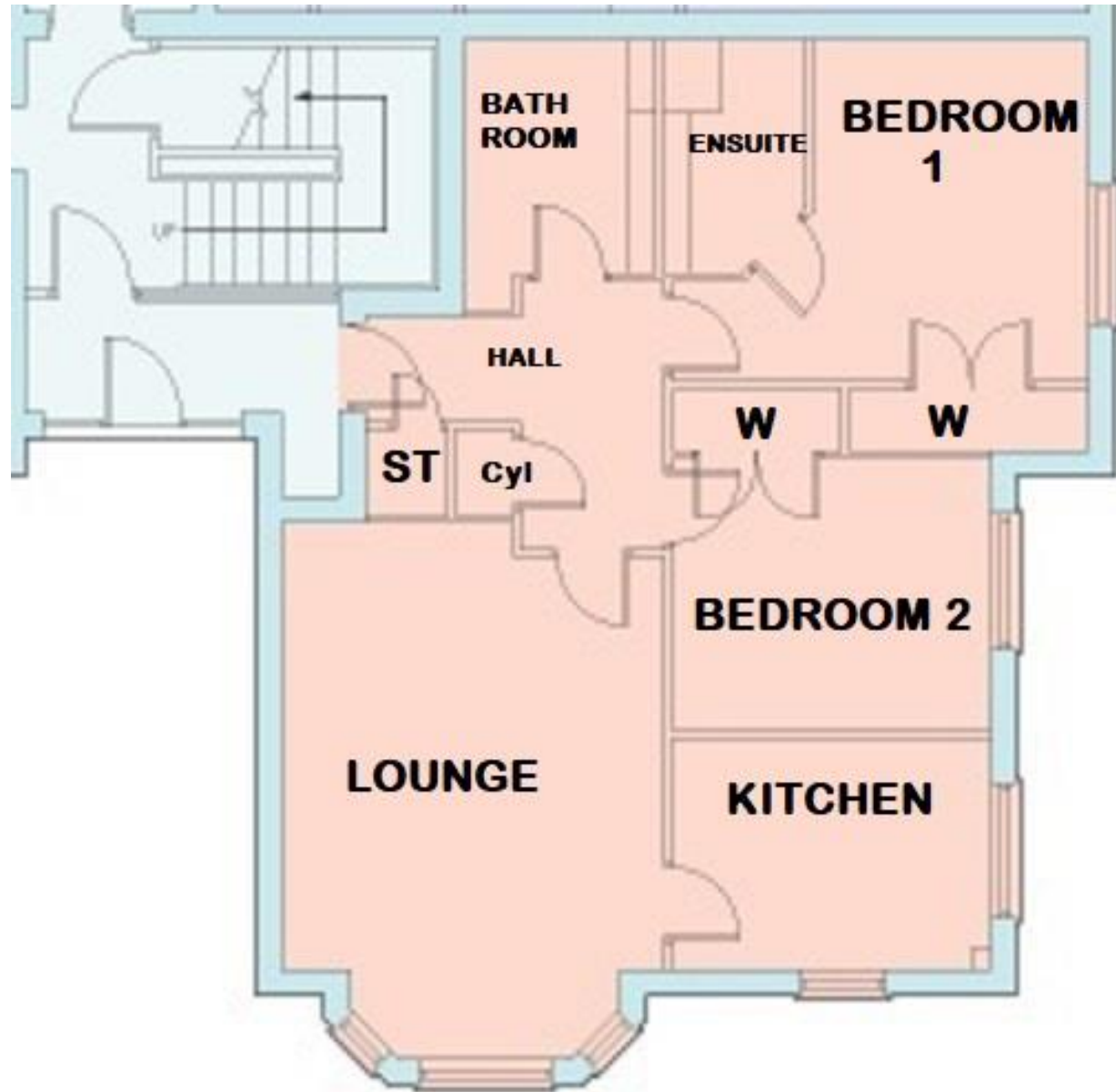
Kitchen: 3.38m (11' 1") x 2.40m (7' 10")

Bedroom 1: 4.46m (14' 8") x 3.35m (11' 0")

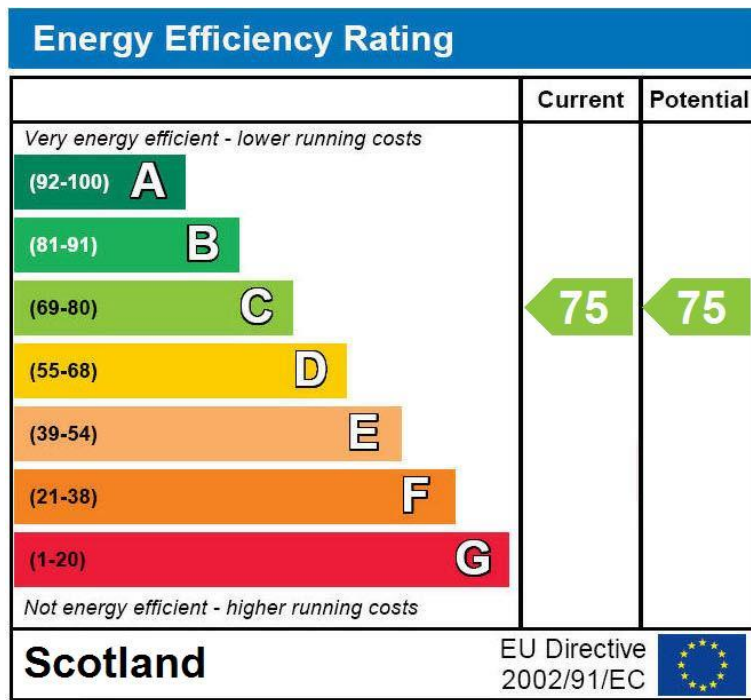
Ensuite: 2.40m (7' 10") x 1.96m (6' 5")

Bedroom 2: 3.38m (11' 1") x 2.60m (8' 6")

Bathroom: 2.40m (7' 10") x 1.96m (6' 5")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

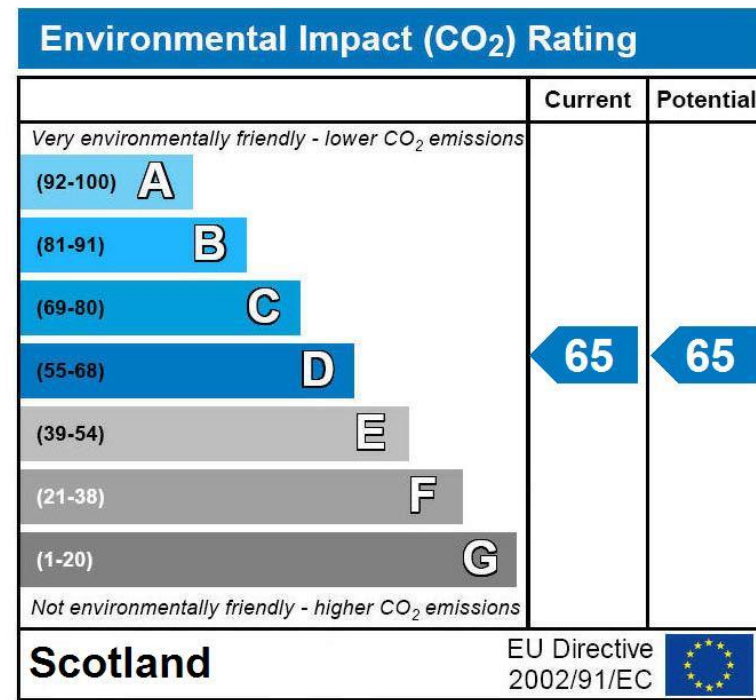


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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