



**Offers over £209,995**

**TENURE : FREEHOLD**

**The Paddock, Hamilton**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**EPC RATING B**

**COUNCIL TAX BAND F**

**Lift served building**

**Spacious 3 bedroom flat**

**2nd floor**

**Bright lounge with space for dining**

**Move On Estate Agents**  
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Website: <https://moveonhomes.co.uk>



A great opportunity to put your own stamp and decorative touches to a property requiring some cosmetic upgrading.

Located in Hamilton, this three-bedroom, two-bathroom flat provides a practical and well-designed living space. The property features a generous open-plan lounge, perfect for versatile living arrangements. The kitchen-diner is equipped with essential appliances, offering a functional area for meal preparation and dining. The flat includes 3 good sized bedrooms with an ensuite shower room off the main bedroom.

The property benefits from off-road parking, with an allocated space for the property owner as well as additional parking for residents and guests. An elevator in the building enhances accessibility, making it suitable for a range of residents. The flat is equipped with a gas central heating system.

Situated in the desirable Hamilton Park, just off Bothwell Road, the property is well-positioned to take advantage of local amenities and transport links. The area offers a range of shopping, dining, and recreational options, catering to various lifestyle needs. The flat's location provides easy access to public transportation, making commuting straightforward.

**Lounge** 272' 10" x 157' 1" (6.93m x 3.99m)

**Kitchen / Breakfast** 157' 1" x 105' 11" (3.99m x 2.69m)

**Bedroom 1** 169' 3" x 137' 10" (4.30m x 3.50m)

**Ensuite** 106' 4" x 59' 5" (2.70m x 1.51m)

**Bedroom 2** 187' 0" x 106' 4" (4.75m x 2.70m)

**Bedroom 3** 129' 6" x 128' 4" (3.29m x 3.26m)

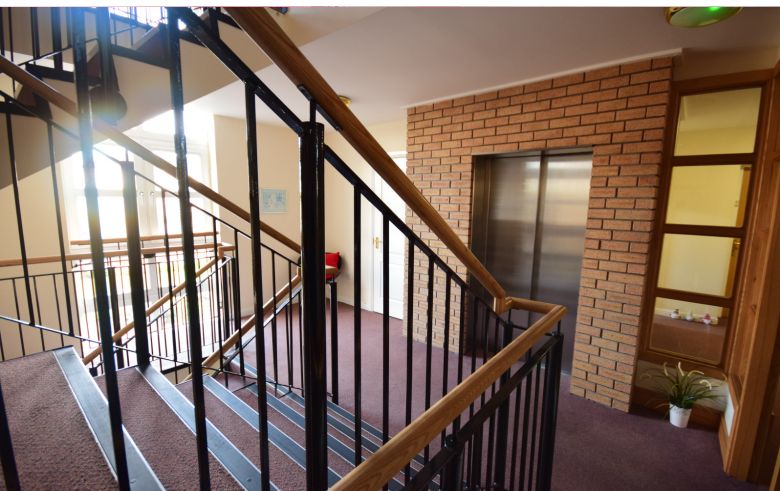
**Bathroom** 86' 7" x 78' 9" (2.20m x 2.00m)













| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 82      | 84        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

Address: 91 The Paddock, ML3

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) A                                                         |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 84      | 87        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC                                         |         |           |