



Offers over £209,995  
The Paddock, Hamilton



 **3**  
Bedrooms

 **2**  
Bathrooms

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**The Paddock, Hamilton**



This spacious 2nd floor luxury flat, within a lift served building in Hamilton offers a comfortable living space with a lovely bright lounge, kitchen-diner, 3 bedrooms, bathroom and ensuite shower room.

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)

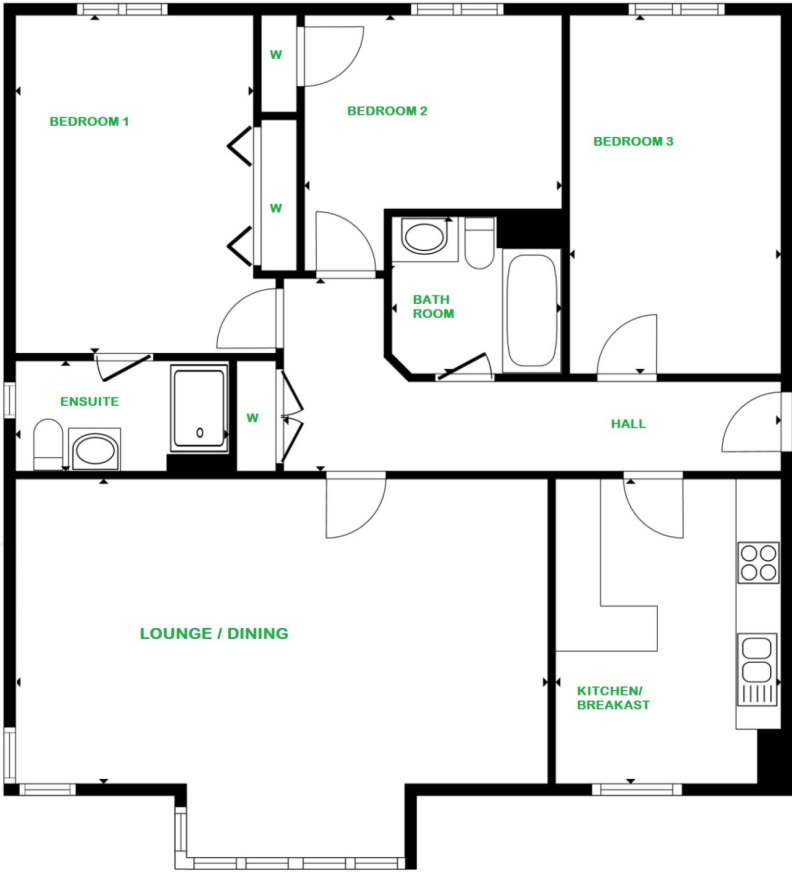
**Bedroom 3** 129' 6" x 128' 4" (3.29m x 3.26m)

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



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## The Paddock, Hamilton



Floorplans are indicative only - NOT TO SCALE

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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                                                       |                         |           |
| (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 |           |

