

**41 HAMILTON PARK SOUTH, ML3 0FH**  
**OFFERS OVER £209,995**







Nicola Kennedy Residential are delighted to present this stunning 3 bedroom top floor flat within the sought after Hamilton Park South development with breathtaking views over Hamilton Park Racecourse and beyond, nearby all local amenities and transport links while enjoying a very peaceful and tranquil setting.

Upon entering, you are greeted by a welcoming entrance hallway with excellent storage, leading into a generously sized lounge, illuminated by natural light from the full length corner windows creating a serene retreat for relaxation and entertainment, accentuated by breathtaking panoramic views.

The stylish kitchen's design thoughtfully incorporates space for dining, offering the ideal venue for meals and conversations.

The spacious master bedroom boasts built-in wardrobes and an ensuite shower room, while the two well-proportioned further bedrooms provide ample space for a growing family or guests. The stunning family bathroom features a mains shower over the bath and LED mood lighting.



This property benefits from gas central heating with HIVE and double glazing, ensuring a comfortable living environment all year-round. The security entry system and well-maintained communal close offer peace of mind and a sense of community.

Outside, residents can take advantage of private residential parking and communal gardens, ideal for enjoying the outdoors.

Located in Hamilton, 41 Hamilton Park South is

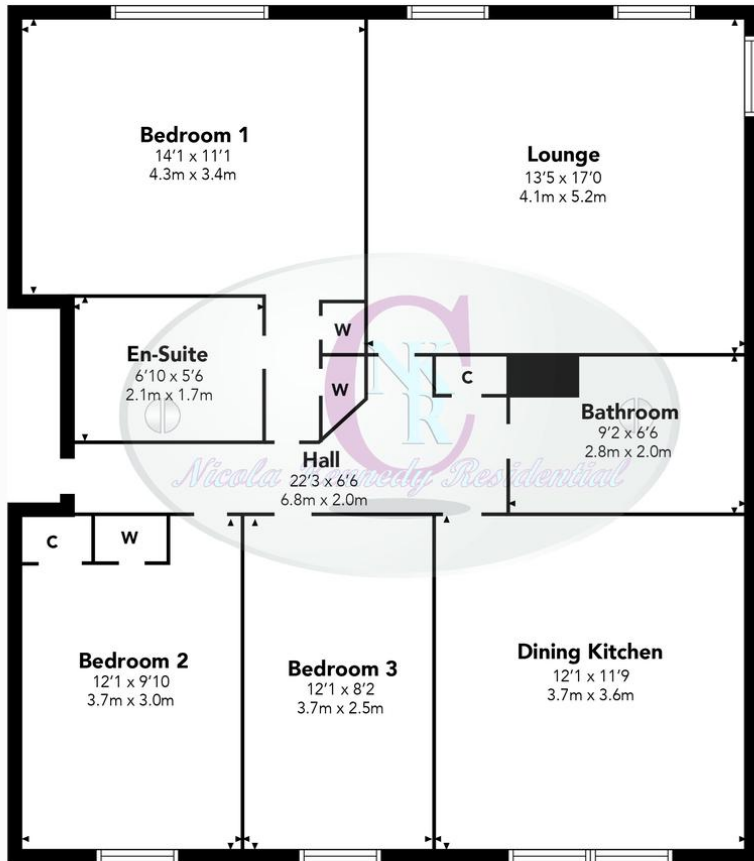
situated close and in walking distance to most amenities which boasts a wide and varied range of shops, bars, restaurants and recreational facilities. Local amenities include a multiplex cinema, sports complex, golf course, water park, Hamilton Racecourse, 17th century museum, retail park, Strathclyde and Chatelherault Country Parks.

For those commuting by public transport there are 2 railway stations Hamilton Central and Hamilton West and an excellent bus station with an express bus to Glasgow and direct routes to England. Regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh are also available.

This property presents a superlative opportunity for first-time buyers, young professionals or those seeking a comfortable scale-down without compromise. Don't miss out on the chance to view this fantastic property - book your viewing today!





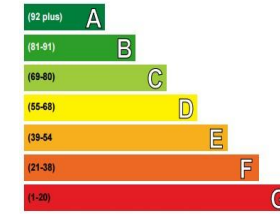


Floorplans are indicative only - not to scale

Produced by Plushplans



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
78	80

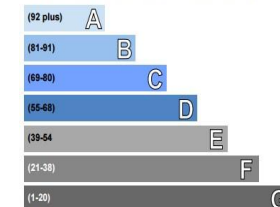
### Energy Efficiency Rating

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

Your current rating is **band C (78)**. 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 your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
78	80

### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (78)**. 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 your recommendations report.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.