



OFFERS OVER

£115,000

Redwood Lane
Hamilton, ML3 8SS

PROPERTY SUMMARY

Enjoying a pleasant open outlook is this spacious modern first floor flat. Well-maintained and freshly decorated by the present owner, this lovely home would make an excellent first time buy, downsize or investment purchase.

The well-proportioned layout of apartments comprises; broad and welcoming reception hallway with large storage cupboard, generous dining size lounge with bay window perfectly positioned to benefit from the best of the open outlook, fitted kitchen with oven, hob and hood, two double bedrooms; both with fitted wardrobes, master with modern en-suite shower room. The accommodation is completed by a three-piece bathroom with over-bath shower.

This fabulous flat further benefits from gas central heating, double glazing, maintained secure entry system and private residents parking.

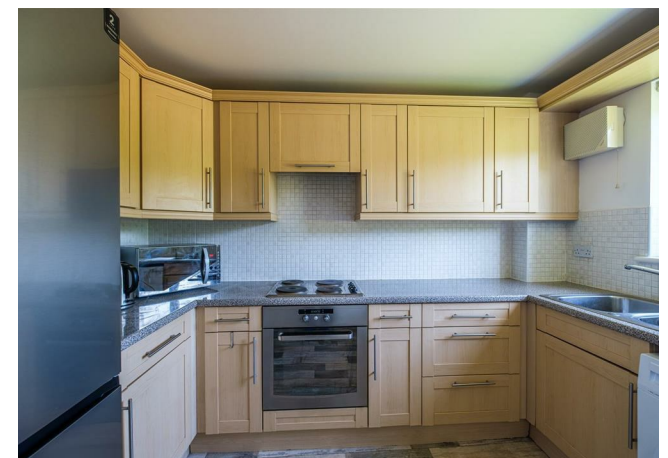
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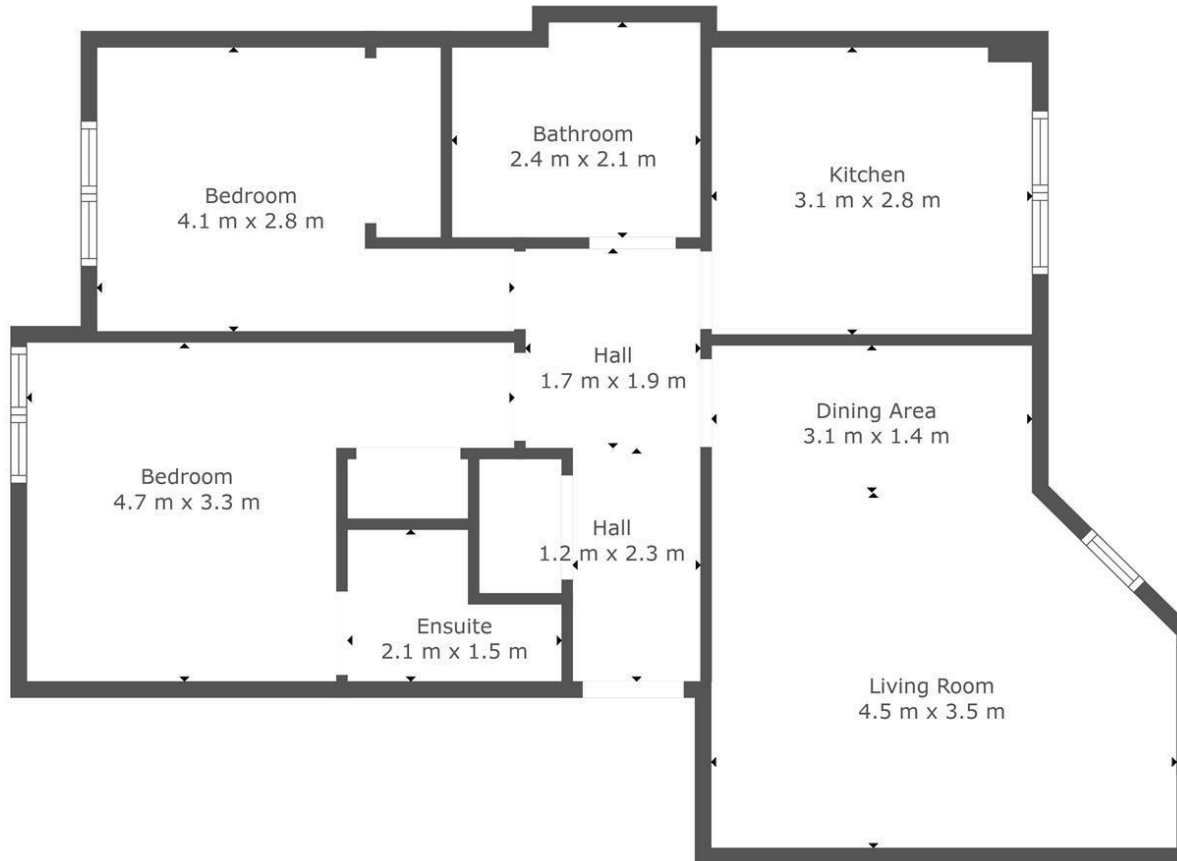
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TOTAL: 68 m²
FLOOR 1: 68 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

South Laanrkshire

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements



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