

OFFERS OVER

**£72,500**

**Glenafton View**  
Hamilton, ML3 8DY



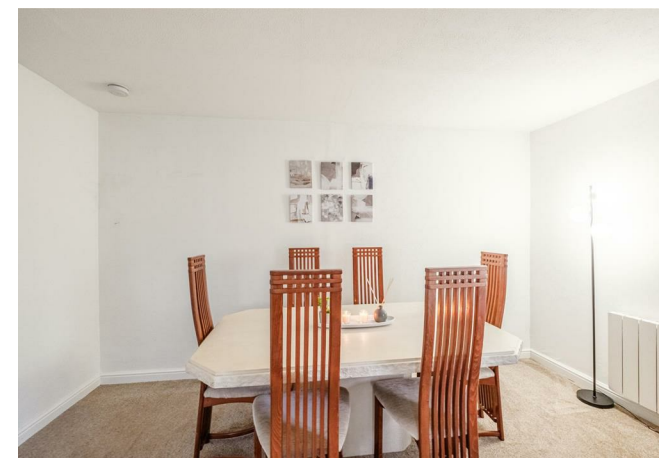
## PROPERTY SUMMARY

Offering the perfect opportunity for a first time buyer to purchase a lovely home in excellent order throughout is this stylishly presented, spacious, two-bedroom, top-floor flat.

The generous layout of accommodation comprises; secure entry communal close, welcoming reception hallway with storage cupboard, substantial lounge with ample space for dining table and chairs, flooded with light from dual aspect windows, fitted kitchen with oven, hob, and hood, two well-proportioned double bedrooms, and beautiful, modern, three-piece shower-room.

This fabulous flat would make a brilliant first home or a good investment property. The property further befits from electric heating, double glazing, secure entry, and communal grounds surrounding.

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## LOCAL AUTHORITY

South Lanarkshire

## TENURE

Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 48                      |           |
| (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



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



**cruive**  
ESTATE AGENTS

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### OFFICE DETAILS

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