



9 Wylie Street, Hamilton, ML3 6RL



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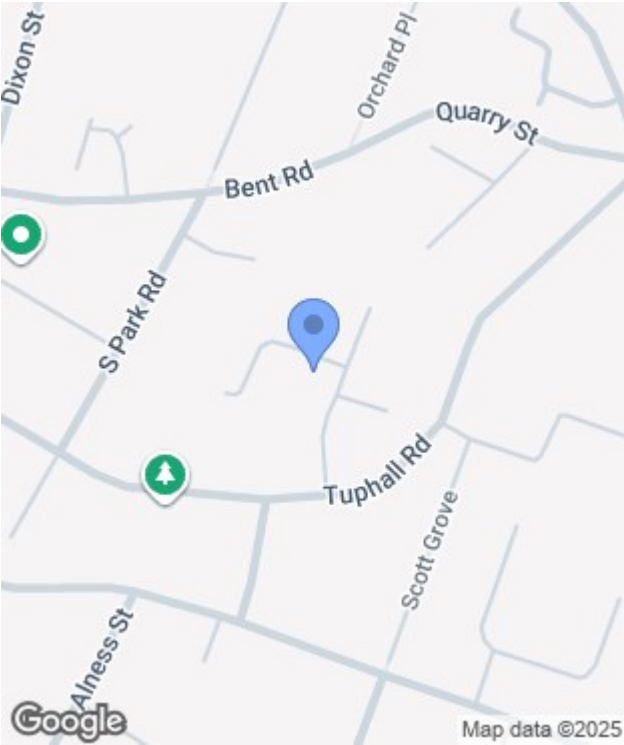
Welcome to this charming first floor flat located on Wylie Street in the heart of Hamilton. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a welcoming home.

Upon entering, you will find a spacious reception room that serves as a versatile space for relaxation and entertainment. This room is filled with natural light, creating

- Charming first floor flat in central Hamilton
- 2 well-proportioned bedrooms
- Bright and spacious reception room
- Modern bathroom with shower
- Practical, efficient layout







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	