

# 35 Nethan Gate

HAMILTON, SOUTH LANARKSHIRE, ML3 8NH



*Three-bed apartment, spacious layout, beautifully set in the quiet and popular "Nethan Gate" estate, garage*



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McEwan Fraser Legal are delighted to offer to the market this spacious three-bed apartment. The apartment is beautifully positioned, in the ever-popular and quiet development of "Nethan Gate", Hamilton, and offers excellent value for anyone seeking a modern and spacious apartment.

# THE LOUNGE



The accommodation consists of a bright and spacious lounge, with ample space for a small dining table and lots of natural light to fill the room. The spacious dimensions help to create a very relaxing ambience and will suit a number of furniture configurations.

# THE KITCHEN



The kitchen is a good size with a range of units, with an electric cooker, along with space for a freestanding washing machine, dishwasher and fridge freezer.





There are three good-sized bedrooms, all with lots of natural light, sliding mirrored wardrobes in two of them and more than ample space for freestanding furniture. The bathroom is tiled with a white suite containing an electric shower over the bath, ensuring there's always plenty of instant hot water for showering.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Electric wall heaters and double glazing help to keep the apartment warm and comfortable. There's plenty of residents parking and the apartment comes with a garage. The grounds surrounding the apartments are maturely wooded and very pleasant, with an abundance of flowers and shrubs and a view down to the stream which slowly meanders its way past.

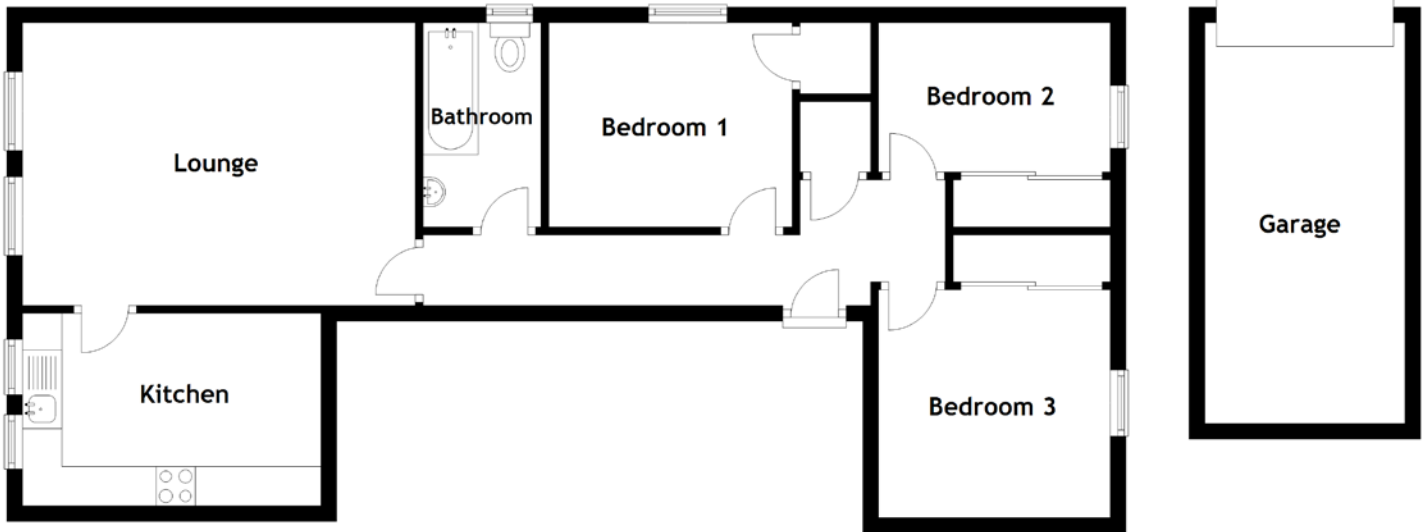
This is a great apartment for first-time buyers, couples or a small family. Alternatively, it would make a solid buy-to-let investment property. Early viewing is recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

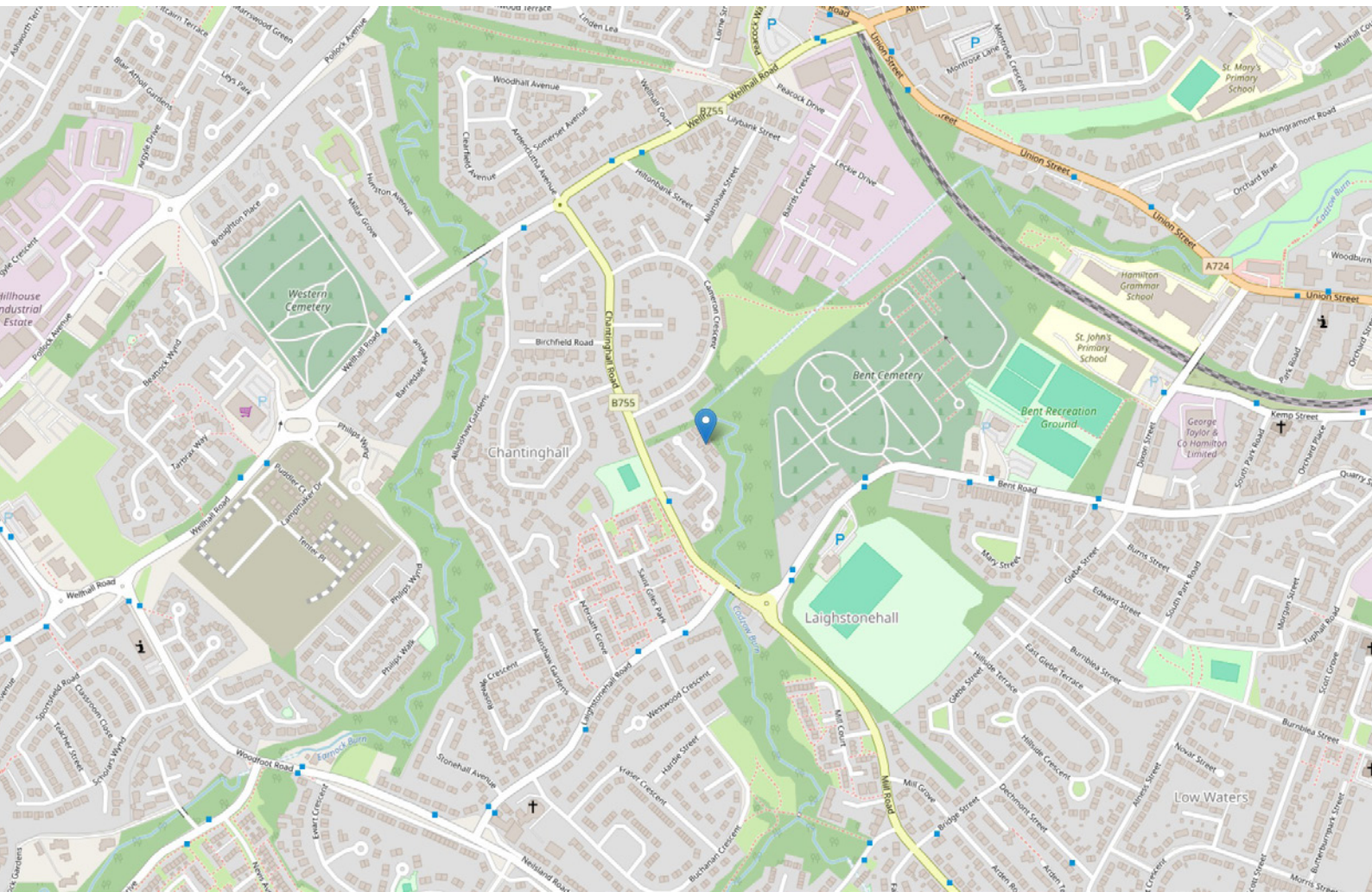


Approximate Dimensions (Taken from the widest point)

Lounge 5.00m (16'5") x 3.60m (11'10")  
 Kitchen 3.80m (12'6") x 2.45m (8')  
 Bathroom 2.60m (8'6") x 1.50m (4'11")  
 Bedroom 1 3.10m (10'2") x 2.60m (8'6")

Bedroom 2 2.95m (9'8") x 1.90m (6'3")  
 Bedroom 3 2.95m (9'8") x 2.90m (9'6")  
 Garage 5.10m (16'9") x 2.55m (8'4")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
 EPC Rating: E



# THE LOCATION

The ever-popular town of Hamilton boasts a wide and varied range of shops, bars, restaurants, banks, and building societies. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Racecourse, 17th-century museum, a retail park with twenty-four-hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital.





Hamilton also benefits from excellent schools at both primary and secondary education levels along with the prized Hamilton College situated in the town.

Ample bus and rail services provide easy access to surrounding areas and on the train, it is only approximately twenty minutes to Glasgow Central Train Station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.



  
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