



RESIDENCE

49 Hamilton Park North, Hamilton, ML3 0FG

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)





Viewing by appointment with Residence Hamilton

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## 2 Bedrooms | 2 Public Rooms | 2 Bathrooms

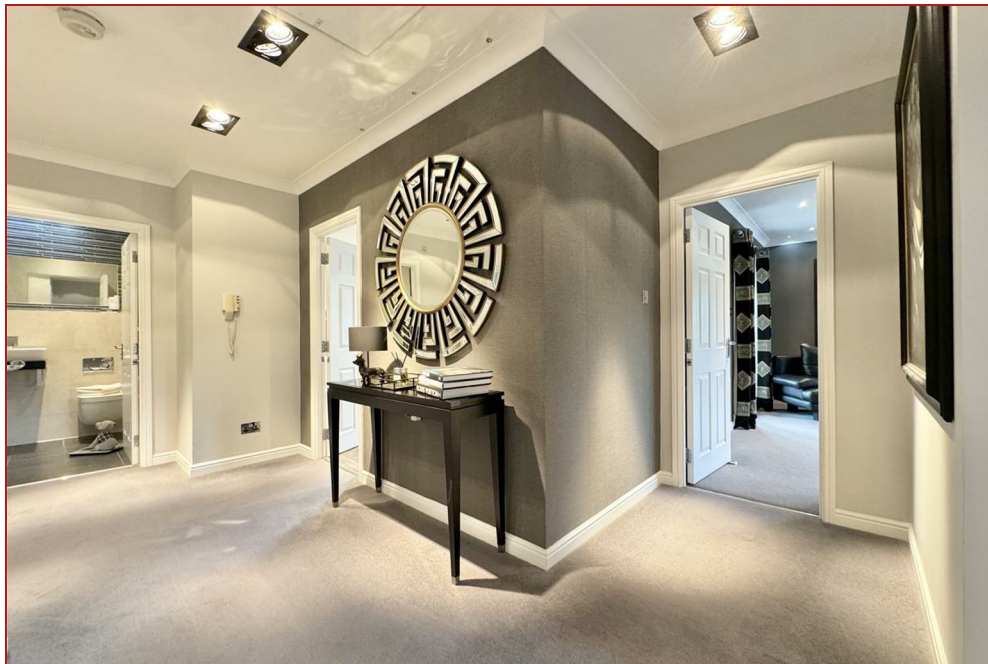
This fabulous luxury apartment occupies a sizeable corner, top floor position of this seldom available block and offers a great layout of floor space and outside balcony.

The apartment is set within a beautifully maintained block and offers pleasant views over the development whilst the configuration provides a purchaser with the opportunity to acquire a most spacious apartment with ample storage. The interior has been neutrally decorated and is dominated by a large reception hall leading to all apartments, well-proportioned lounge with focal turret window formation, with double glazed French doors to the balcony, modern fitted Silverbirch kitchen with appliances including a digital electric hob, two well proportioned double bedrooms, both with fitted wardrobes whilst the principal bedroom has its own ensuite shower room. Completing the accommodation is the modern fitted family bathroom with Jacuzzi bath.

Features of the apartment include gas central heating, double glazing, balcony/terrace and security-controlled entry system.

The apartment sits within immaculate landscaped gardens and benefits from having private and visitor parking spaces. There is also gated access to the racecourse.

The Hamilton Park North development was built by Bryant Homes circa 2001 and is regarded as the most desirable of the Racecourse flats. Located between Hamilton and Bothwell, Hamilton Town Centre is nearby and is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gymnasiums and parks. There are several highly regarded schools in close proximity to the property including the prestigious Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout Scotland and beyond



1216.32 sq ft | EER = C



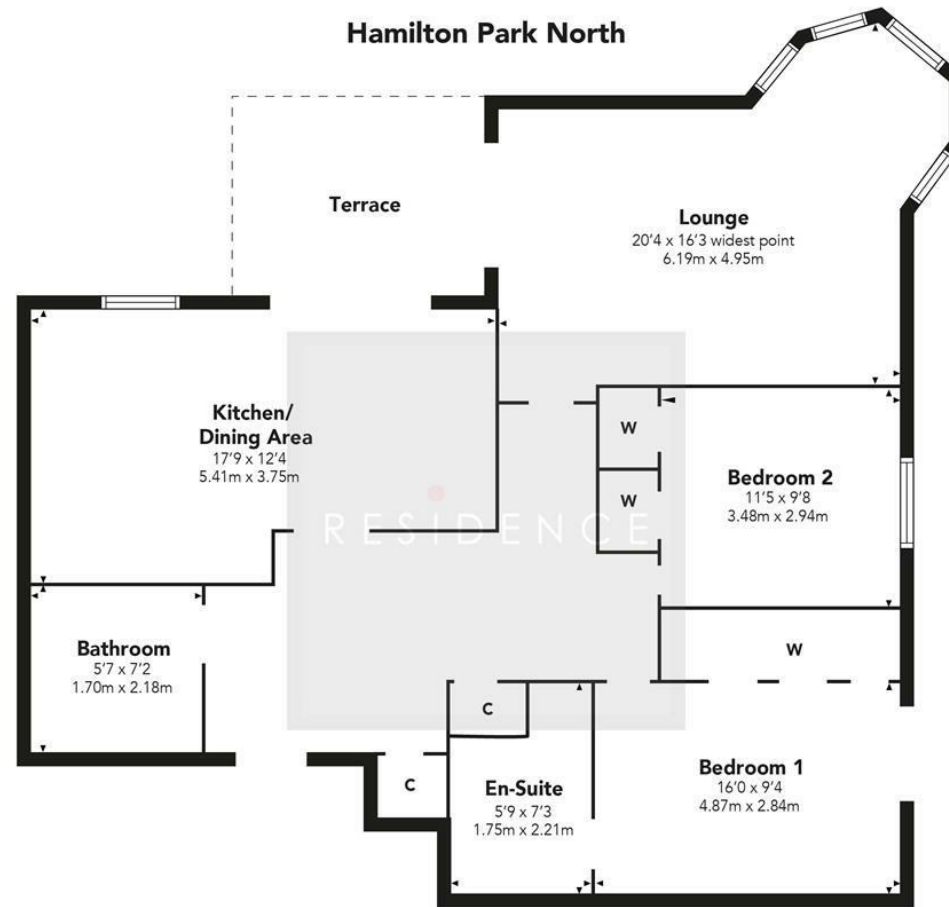


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.