



RESIDENCE



79 Park Road, Hamilton, ML3 6PD



Viewing by appointment with Residence Hamilton
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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This traditional 1st floor two-bedroom flat is located within the heart of Hamilton, has parking and is only a short distance from excellent amenities.

Located within a prominent, iconic building just off Union Street, this comfortable flat offers neutrally decorated rooms and features gas central heating, double glazing and has generous storage space. The property has been successfully rented for the past few years, which has returned a healthy income during that time and may be of interest to buy to let investors in addition to 1st time buyers and downsizers. There's a modern kitchen and bathroom and both bedrooms have fitted wardrobes.

The accommodation comprises a communal entrance hall accessible via a security door entry system, private hall, lounge, two bedrooms, a bathroom and a modern kitchen.

The gardens are communal with lawns and residents parking.

Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. For those commuting by public transport, there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.



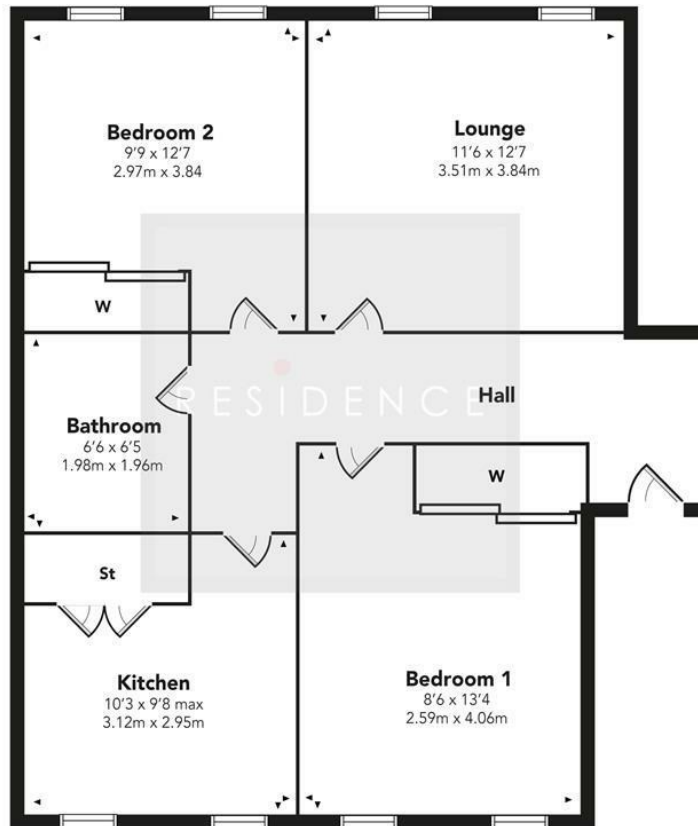
0.00 sq ft | EER =



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Park Road



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.