



RESIDENCE

14 The Hamiltons, Union Street, Hamilton, ML3 6NR

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Viewing by appointment with Residence Hamilton

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2 Bedrooms | 1 Public Rooms | 3 Bathrooms

This beautifully presented and most impressive luxury 2 bedroomed elevated garden apartment with balcony enjoys views to the rear over the neighbouring woodland and offers sizable, bright and airy living space.

Built in the model of 'The Lord' style, this attractive apartment extends to circa 1480square feet and offers an array of generous sized rooms all finished to a high standard throughout.

The Hamiltons at Union Street is a striking, modern development of cleverly imagined luxury apartments set within a stunning location with factored communal gardens, 1 allocated space and visitor parking.

The building is entered via a security-controlled video entry system to the front where the apartment can be accessed via the lift or stairs to the lower level of the building.

The accommodation comprises of a welcoming reception hallway with recessed relax/study area with wardrobes, cloaks/wc with 2-piece suite. An impressive open plan lounge with access to the balcony, contemporary Febal Casa fitted integrated kitchen and dining room and utility/laundry room. The apartment has 2 double bedrooms, both with fitted wardrobes, the master bedroom has its own en-suite bathroom whilst bedroom 2 has an en-suite shower room.

The bathroom WC and en-suite have all been finished with Porcelanosa tiling.

Features include gas central heating, double glazing, video entry and lift to all floors.

Early viewing of this beautiful flat is highly recommended.

Hamilton is home to excellent shopping facilities, sports amenities and clubs including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools and is within the catchment area of St Mary's Primary School and St Johns Primary school – it is also in close proximity to the prestigious Hamilton College. There are a wide variety of restaurants, bistros and pubs providing excellent choice.



1399.00 sq ft | EER = B



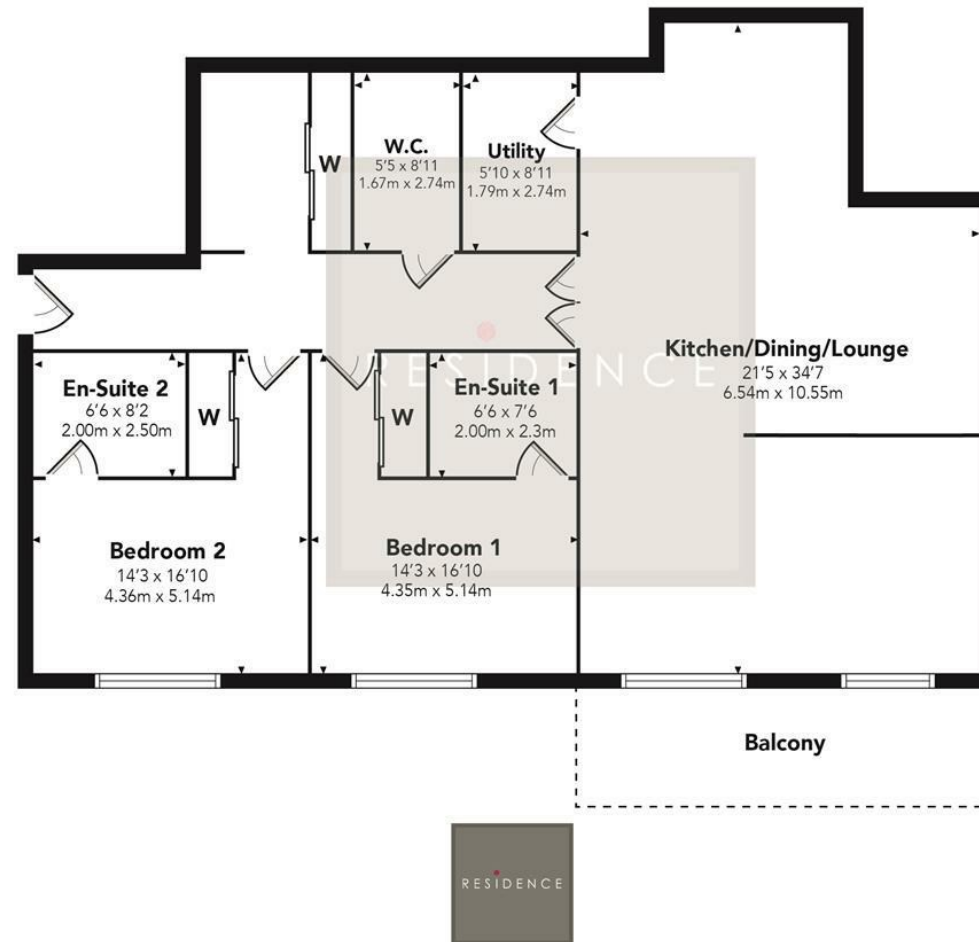
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The Hamiltons, Union Street



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.