



RESIDENCE

36 Avonbridge Drive, Hamilton, ML3 7EJ

www.residenceestateagents.co.uk



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

This impressive upper apartment is set within a much admired and tranquil development within the popular Barncluith area of Hamilton and offers an excellent opportunity for a broad spectrum of purchasers.

The apartment is freshly decorated throughout and is presented in true turn key condition thus perhaps appealing to either first time buyers or investment purchasers.

The accommodation is all accessed from a spacious entrance hall with ample storage and offers a large lounge, fitted breakfasting kitchen with appliances, two double bedrooms with master en suite shower room and three piece guest bathroom. The apartment also has gas fired central heating and replacement double glazing.

The factored gardens are communal and well kept with lawns, bedding areas and residents parking bays.

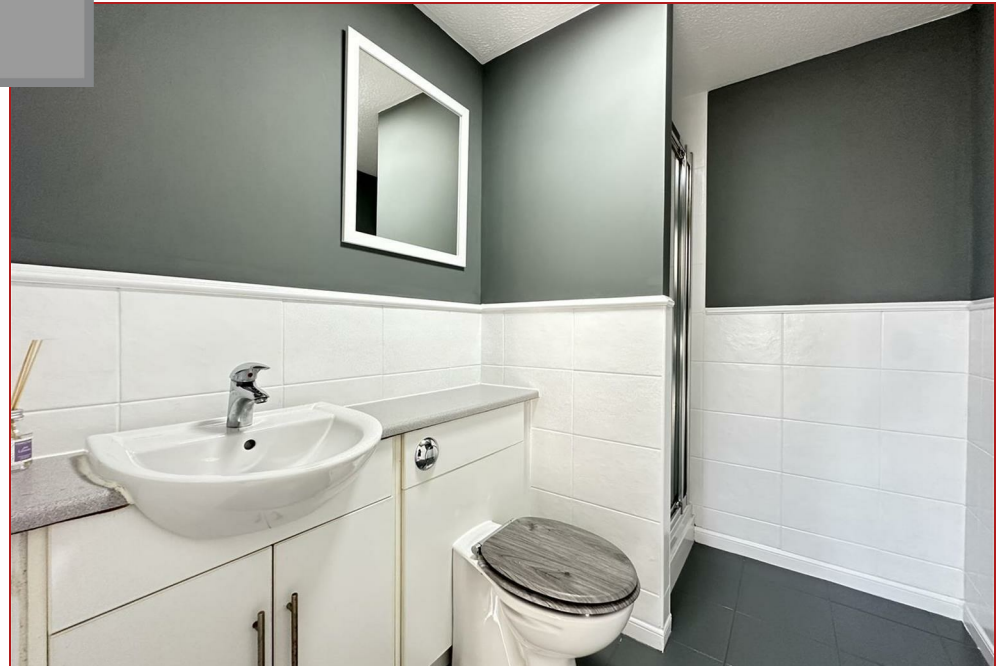


Avonbridge Drive is located within the highly regarded Barncluith district of Hamilton which is particularly convenient to the town centre and it's amenities. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety 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.

699.00 sq ft | EER = B



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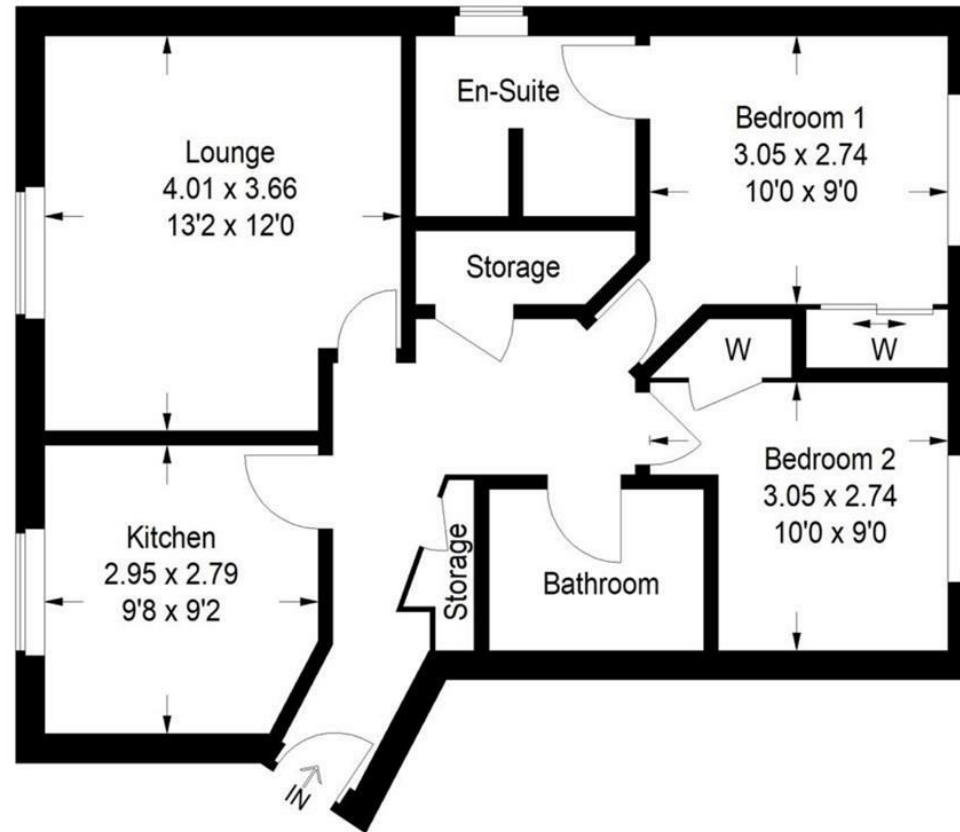


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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is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