



RESIDENCE

38 West Wellhall Wynd, Hamilton, ML3 9GA

www.residenceestateagents.co.uk



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

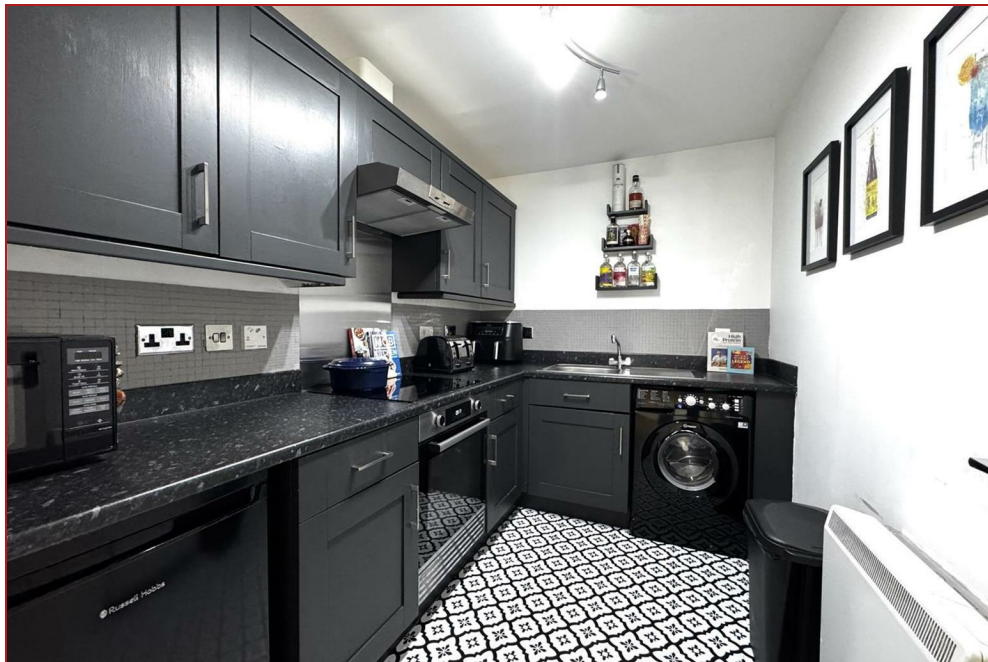
Presented to a high standard, this modern first floor flat is situated within a conveniently located residential development, making it an ideal first-time purchase.

The property has been freshly decorated and benefits from electric heating, double glazing, and a secure door entry system. The modern fitted kitchen features stylish base and wall mounted units, contrasting worktops, and includes a stainless-steel electric hob, extractor hood, oven, and space for additional white goods. The shower room is equipped with modern white sanitaryware, wall tiling to splashbacks, and shower enclosure providing both functionality and style.

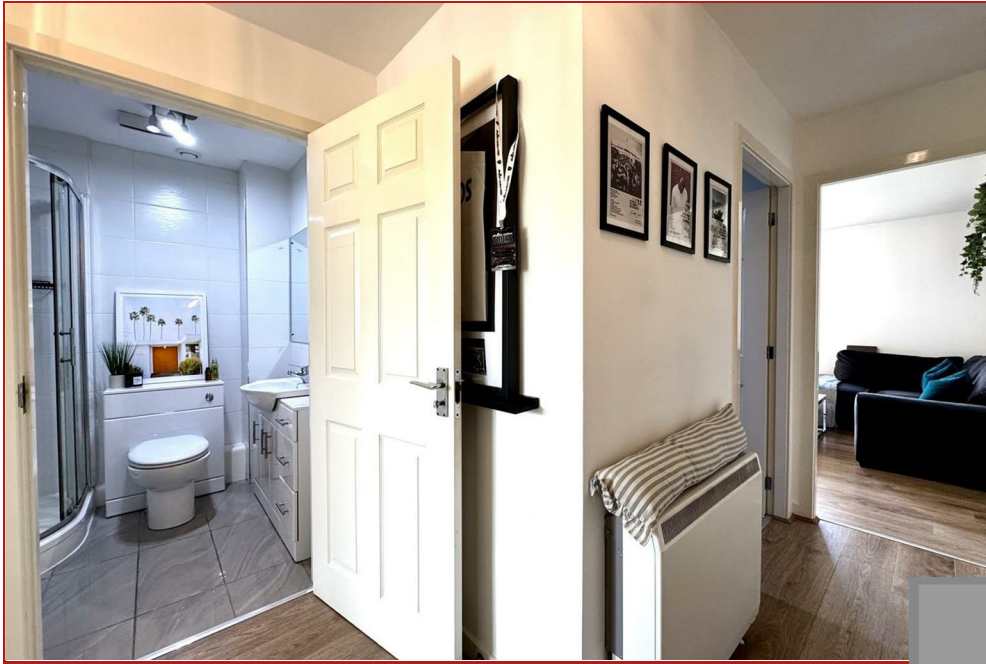
Accommodation comprises a welcoming reception hall, a bright and airy lounge, a modern fitted kitchen, two comfortable bedrooms, and a modern shower room.

Externally, residents enjoy well-maintained communal gardens laid to lawn with attractive bedding areas, alongside designated parking spaces for residents.

Hamilton Town Centre is close by, offering excellent shopping facilities, retail parks, and a variety of well-known high street stores. The area boasts numerous sports and recreational amenities, including swimming pools, golf courses, and gyms. Hamilton also features a diverse range of pubs, restaurants, and bistros, catering to all tastes. For commuters, there are frequent bus and train services connecting to surrounding towns and cities such as Glasgow and Edinburgh. Road connectivity is equally convenient, with easy access to the M74 and M8 motorways, providing routes both north and south, as well as proximity to the East Kilbride Expressway.



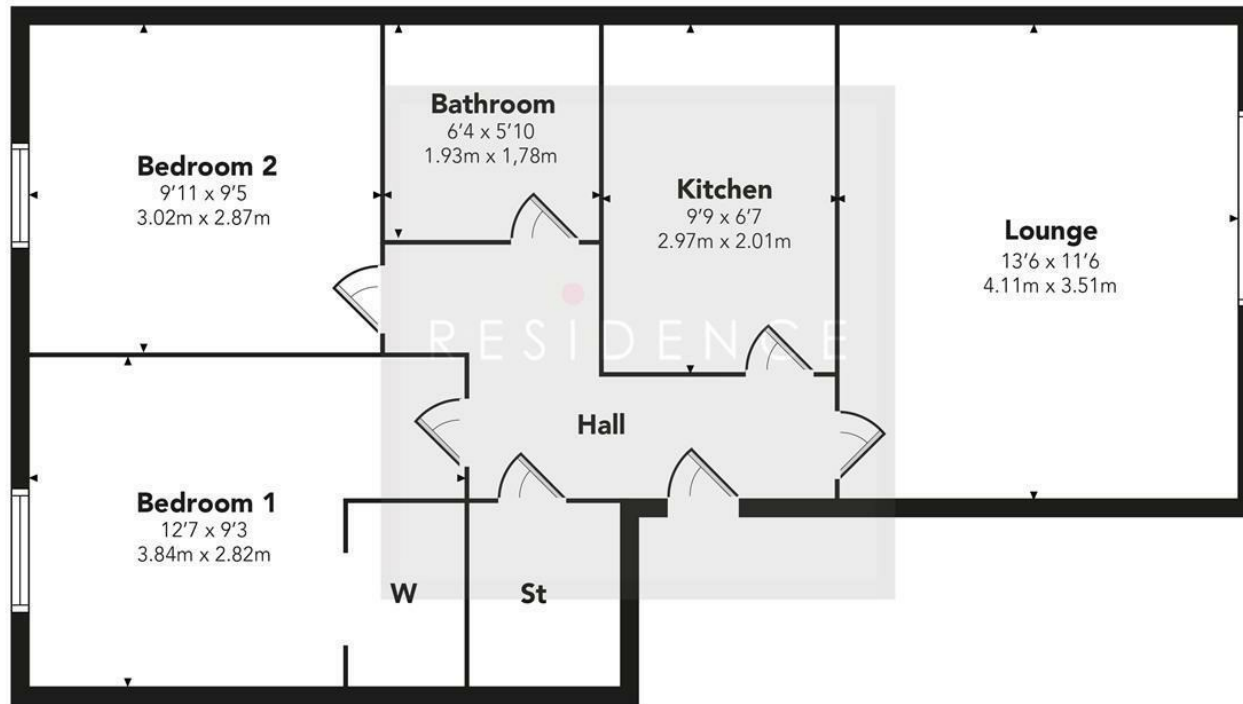
549.00 sq ft | EER = B



RESIDENCE



West Wellhall Wynd



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.