



RESIDENCE

25 Orchard Brae, Hamilton, ML3 6JD

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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This modern apartment occupies a lovely ground floor position within an exclusive and highly sought after development within the heart of Hamilton.

Orchard Brae is located off Auchingramont Road which is a very desirable address within central Hamilton, the apartment will appeal to a wide spectrum of the market and is sure to be popular.

Accommodation comprising large and welcoming entrance hall, sizeable lounge with views over the well-tended gardens, fitted breakfasting size kitchen, two double bedrooms with master en-suite shower room whilst there is a separate modern family bathroom.

The apartment features gas fired central heating, double glazing and security-controlled entry system.

The apartment sits amidst extensive communal and factored gardens with allocated parking and ample guest and residents parking available.

The area is highly regarded for its excellent schooling and convenient transport links. Hamilton 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, gyms and parks. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout the west of Scotland.



957.00 sq ft | EER = C

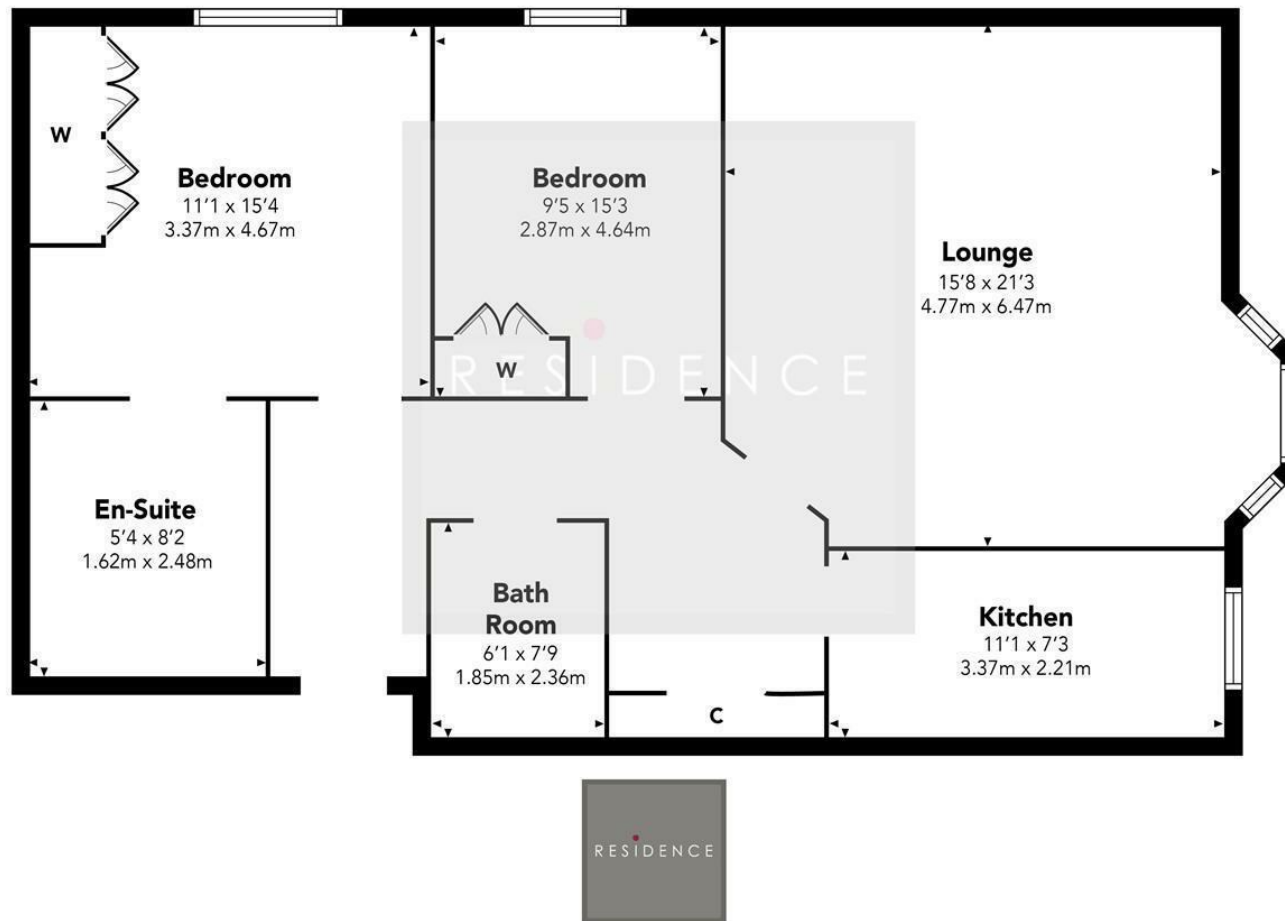




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## Orchard Brae



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.