



RESIDENCE

64 Hamilton Park North, Hamilton, ML3 0FG

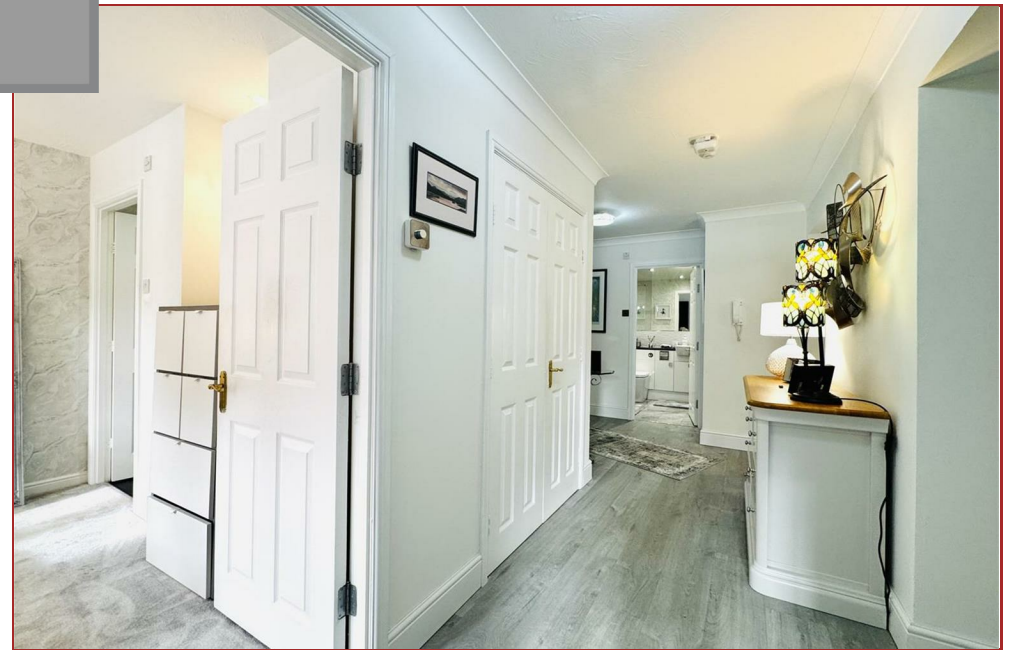
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RESIDENCE





2 Bedrooms | 2 Public Rooms | 2 Bathrooms

This spacious luxury apartment occupies a prominent corner ground-floor position within a rarely available block, offering an exceptional layout that maximises both living space and outdoor balcony access.

Set within a meticulously maintained development, the apartment boasts pleasant views over the landscaped grounds. Its open-plan configuration provides a versatile and generous living environment, complemented by ample storage options. The neutrally decorated interior is dominated by a large, welcoming reception hall. The well-proportioned lounge features a distinctive turret window, while the formal dining room benefits from double-glazed French doors opening onto the balcony, perfect for outdoor entertaining. The recently upgraded kitchen is fitted with modern appliances, providing a sleek and functional cooking space. The property comprises two double bedrooms, both with built-in wardrobes, with the master bedroom featuring a contemporary en-suite shower room. Additionally, there is a stylishly appointed family bathroom.

Key features include gas central heating, double glazing, and a security-controlled entry system. The apartment is surrounded by immaculate landscaped gardens and benefits from private and visitor parking facilities.

Built circa 2001 by Bryant Homes, the Hamilton Park North development is regarded as one of the most desirable addresses within the Racecourse flats. Located between Hamilton and Bothwell, it offers convenient access to Hamilton Town Centre, which hosts a wide variety of restaurants, bistros, pubs, and excellent shopping facilities. The area also features numerous sports amenities, including golf courses, swimming pools, gyms, and parks. Several highly regarded schools are in close proximity, including the prestigious Hamilton College. For commuters, regular bus and train services connect to surrounding towns and cities such as East Kilbride, Motherwell, Glasgow, and Edinburgh.

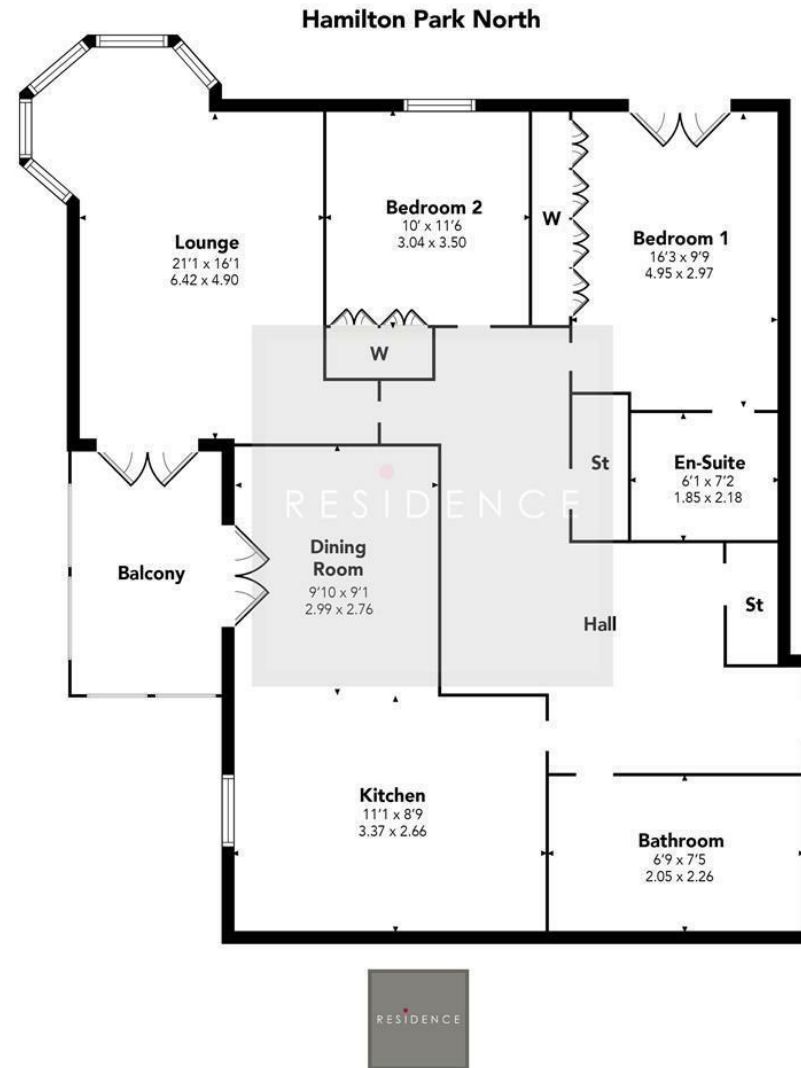


1087.00 sq ft | EER = C



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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.