



RESIDENCE

3/3 Windmill Road, Hamilton, ML3 6LU

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

This attractive modernised and upgraded top floor two-bedroom flat within this locally admired building enjoys a central location within the town with great views.

The property is well-proportioned, is in walk in condition and would be an ideal first-time buy or buy to let investment. Features include a communal rear gardens, double glazing and gas central heating.

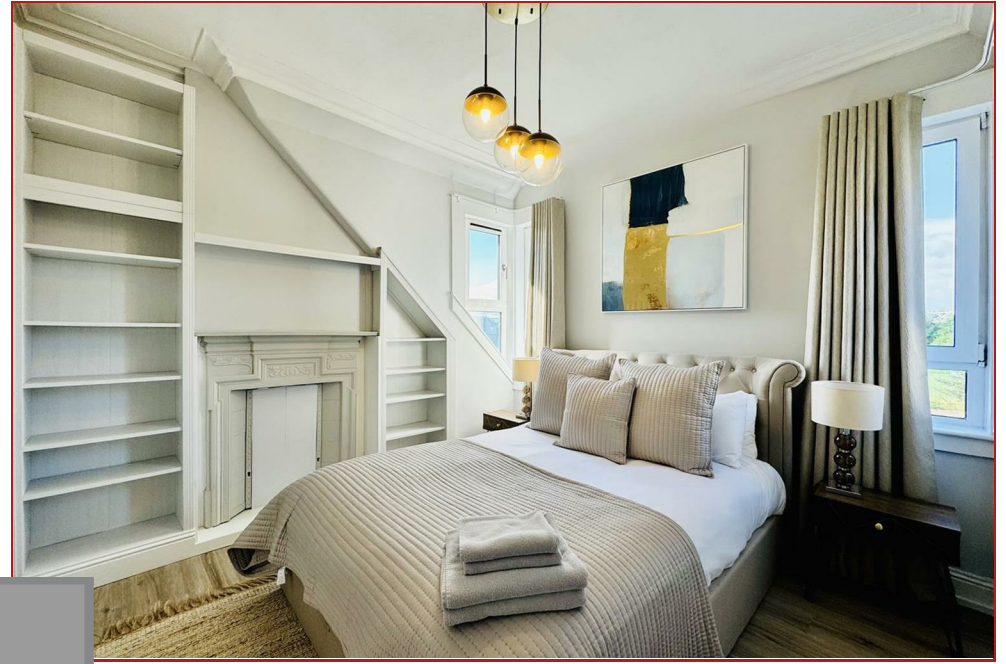
The accommodation comprises of a welcoming reception hallway, spacious lounge, contemporary designed and fitted kitchen, 2 double size bedrooms and a separate, stylish fitted family bathroom.

Early viewing of this lovely flat is highly recommended.

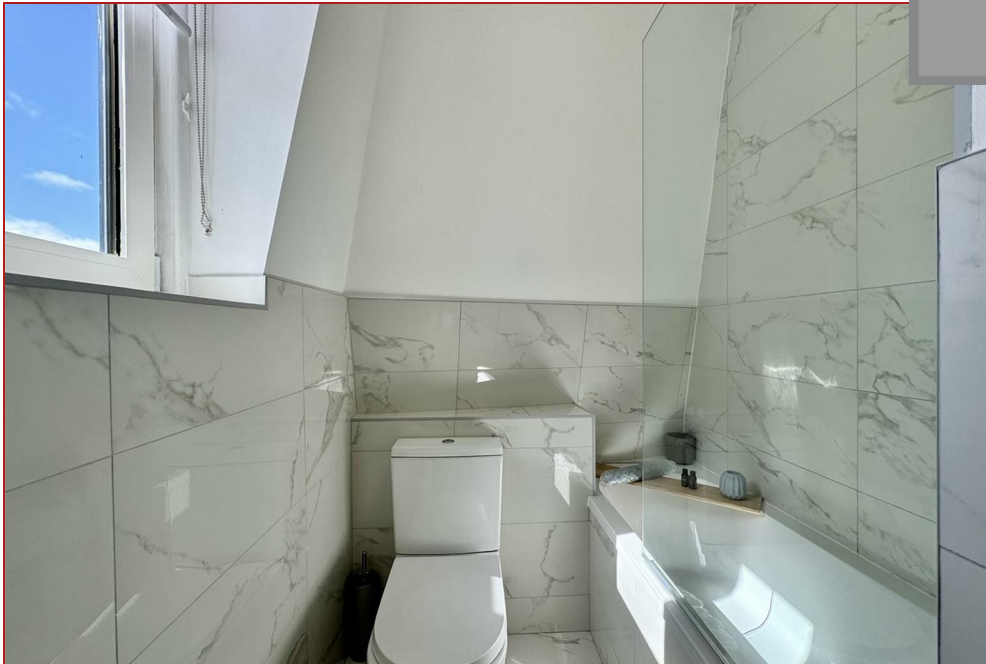
Windmill Road is a centrally located address within the Town. Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

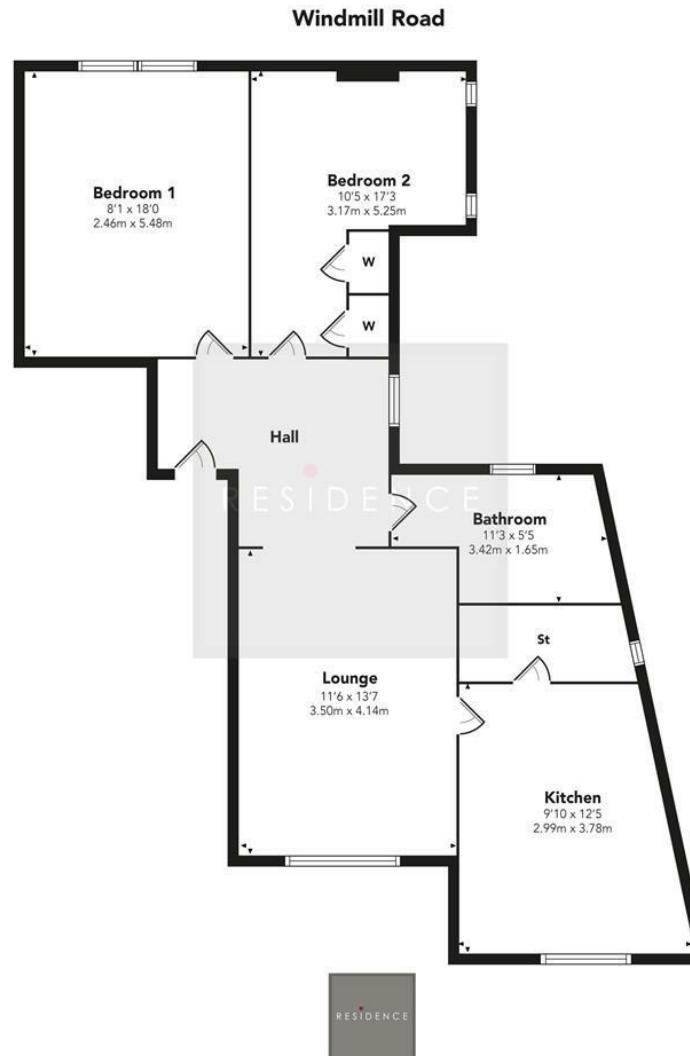


785.00 sq ft | EER = C



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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.