



RESIDENCE

29 Saffronhall Gardens, Hamilton, ML3 6AE

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This lovely two bedroom apartment is situated on the preferred first floor sitting within a very desirable and much-admired development built by Dundas Homes.

The apartment is well placed for all amenities Hamilton has to offer including the nearby Hamilton West train station and St. Mary's Primary school.

The property is accessed via a communal residents foyer with secure door entry system, and offers well-presented accommodation comprising welcoming hallway, spacious lounge with French doors opening to a Juliet style balcony, open plan modern fitted kitchen with a range of base and wall-mounted units and a selection of integrated appliances. There are two double bedrooms with the principal bedroom having an en-suite shower room, both bedrooms have built-in wardrobes. Completing the accommodation is the fitted internal family bathroom.

The property has double glazing, gas central heating and communal gardens incorporating residents/visitor parking.

The town of Hamilton boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Local amenities include a multiplex cinema, sports complex, golf course, swimming pool, Hamilton Racecourse, 17th century museum, retail park, Strathclyde and Chatelherault Country Parks. There are two main line train stations, bus station and access to the local motorway network.

Council Tax Band - C



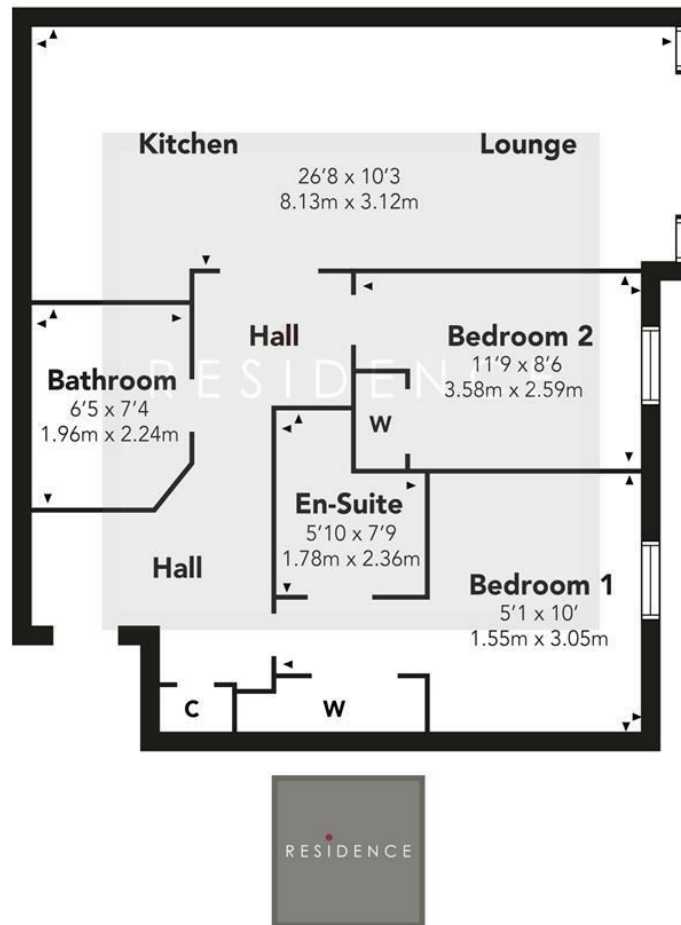
753.00 sq ft | EER = B



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SAFFRON GARDENS



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.