





## Ideal Investment Opportunity - Fantastic 2-Bedroom Flat with Tenant in Situ

This well-presented two-bedroom flat in Hamilton is offered to the market with a settled tenant in situ, providing an excellent turnkey investment opportunity. Currently achieving a double yield at £530 per month rental income, the property delivers a strong and reliable return.

The flat comprises:

Spacious lounge with ample natural light

Bright fitted kitchen with freestanding white goods

Modern bathroom with bath, overhead shower, low flush WC, and wash hand basin

Two double bedrooms

Additional storage space within the close

Externally, residents benefit from a well-maintained communal garden, on-street parking, and the property further boasts double glazing and electric heating throughout.

### Location Highlights:

Hamilton is exceptionally well connected with three train stations and excellent bus services, offering easy access to Glasgow and surrounding areas. The town also benefits from a wide range of educational facilities including Hamilton College, the University of the West of Scotland, and a selection of highly regarded primary and secondary schools.



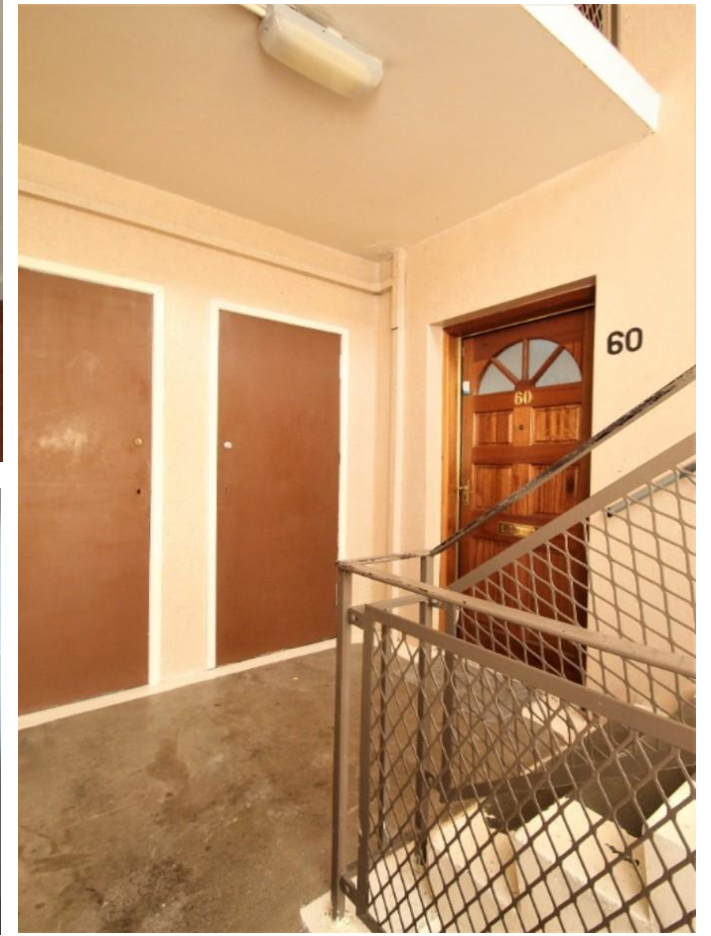


Hamilton Town Centre offers a vibrant mix of shops, restaurants, and bars, while local attractions such as Hamilton Racecourse, the Water Palace, Hamilton Rugby and Football Clubs, Vue Cinema, and other leisure facilities ensure there is always something to enjoy.

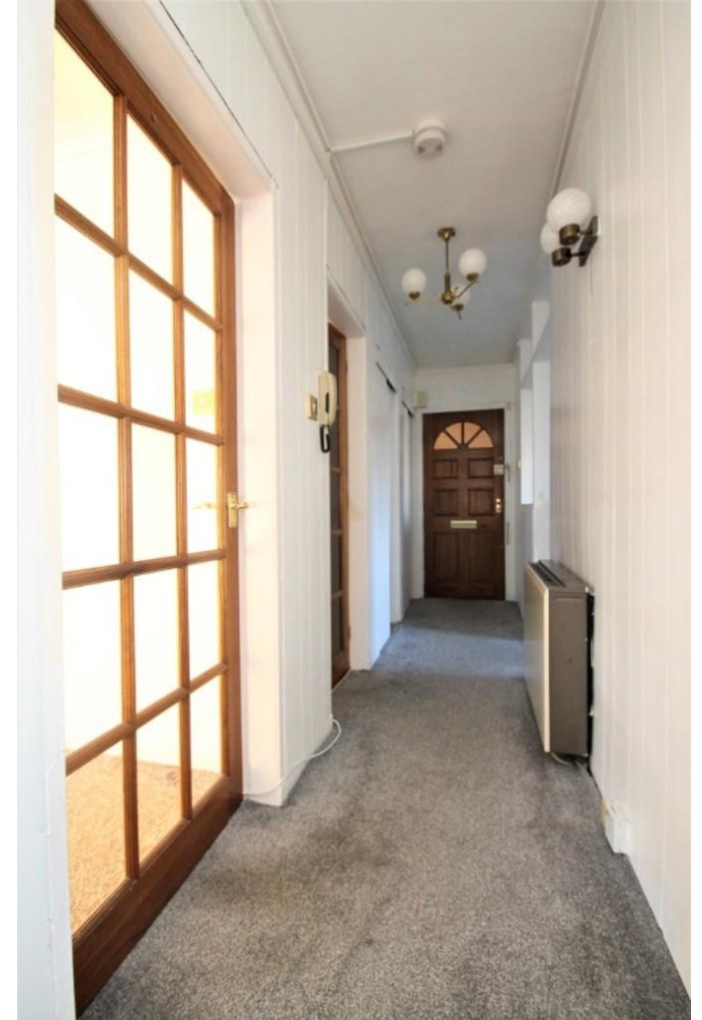
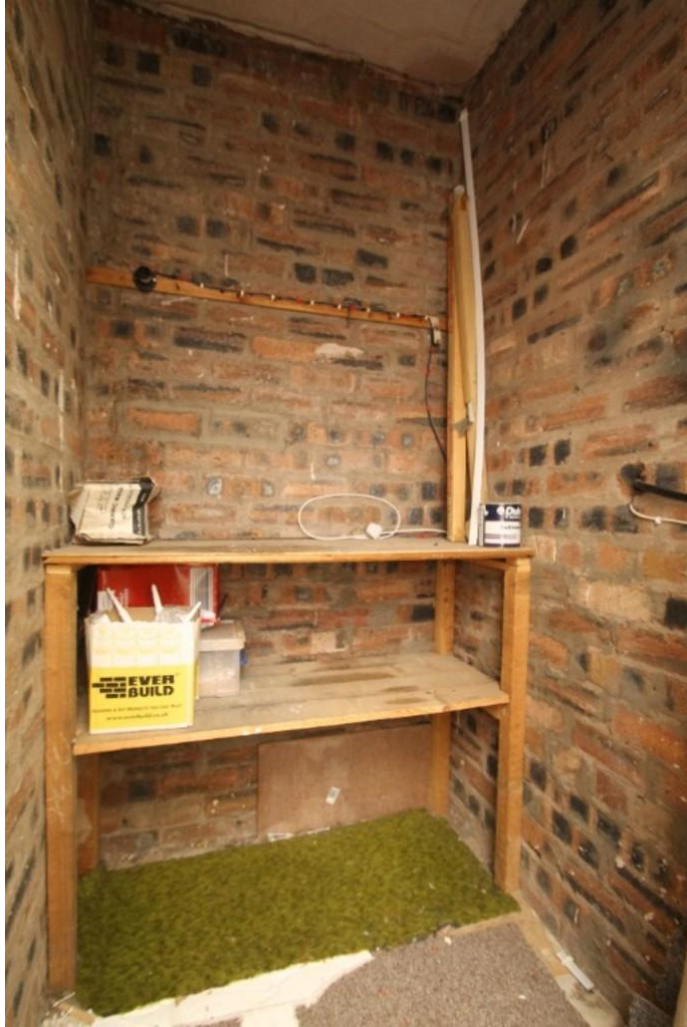
This property presents a fantastic opportunity for investors looking for a ready-made income-producing asset in a popular and well-connected location.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.









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