



George Court, Hamilton, ML3 0NX
Hamilton

Offers Over
£45,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Discover a superb opportunity for first-time buyers or investors in the Burnbank area of Hamilton.

Upon entry, an inviting hallway guides you into a bright and spacious lounge, perfect for relaxation and entertaining. The heart of this home is the generously proportioned kitchen, offering ample space for both floor and wall-mounted units, ensuring a practical and enjoyable cooking environment. This area comfortably accommodates freestanding appliances, making it ideal for daily life and hosting. The accommodation further benefits from two well-proportioned bedrooms, a family bathroom, and two large hallway storage cupboards, providing practical solutions for modern living. Upgrading required.

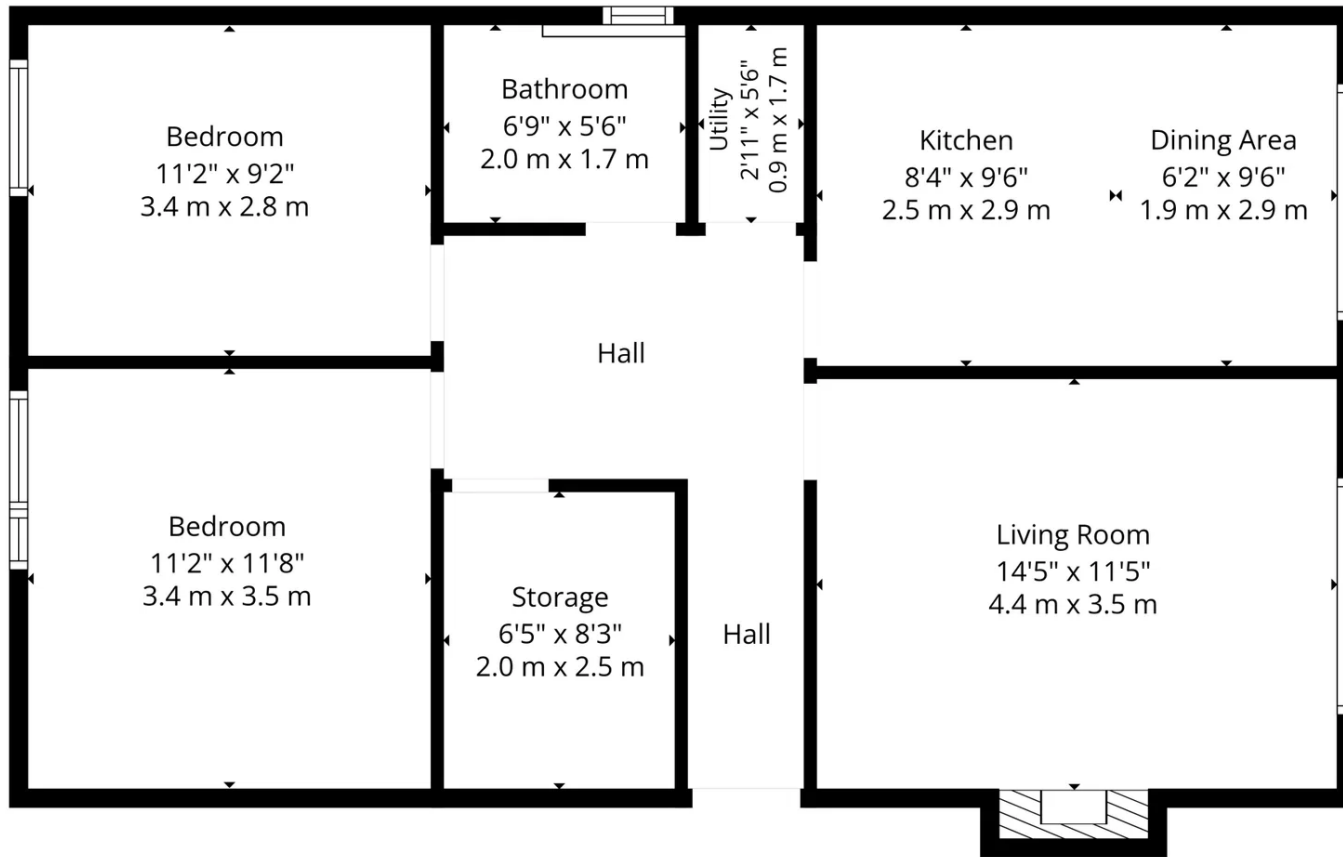
Positioned for absolute convenience, this property is just a short distance from Hamilton town centre, where you'll find an extensive selection of shops, leading supermarkets, and diverse leisure facilities, including restaurants, a cinema complex, and the renowned Hamilton Racecourse. Excellent primary and secondary schools are also easily accessible. Commuters will appreciate the exceptional transport links, with bus and train stations within walking distance and prompt access to the motorway network, facilitating effortless travel across the central belt.

Early viewing is highly recommended to fully appreciate the potential and lifestyle offered by this property.









Total: 771 sq. Ft, 72 m2

Ground Floor: 771 sq. Ft, 72 m2

Excluded Areas: Fireplace: 7 sq. Ft, 1 M2, Walls: 56 sq. Ft, 5 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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