



Rannoch Avenue | | Hamilton | ML3 8UD

Offers Over £70,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Rannoch Avenue.

An excellent top floor flat, which will appeal to a range of buyers.

Property Description

This one-bedroom and box room apartment is located on the top floor and enjoys an excellent position within the Hamilton area.

The accommodation features a secure common door entry into the communal hallway, with stair access to all levels. Through the main door of the property, you enter the welcoming reception hall. From the hall, you will have access to all rooms, including the double bedroom to the rear. The large lounge also sits at the rear and features a large picture window, allowing exceptional light to flood in due to its open outlook to the rear gardens. The kitchen is located just off the lounge and features a range of floor and wall units with pantry cupboard, as well as contrasting worktops. The accommodation is completed by the family bathroom, with a three-piece suite and a shower over bath, finished with a tiled wall splashback. Externally, the property has residents' parking and private and communal garden grounds to the rear.

The property further benefits from Gas Central Heating, Double Glazing, good storage throughout, and residents' parking.

Rannoch Road itself provides an array of local amenities including local shops and transport links. There are regular bus services, giving access to more substantial shopping in the Hamilton area. Nearby is the renowned Strathclyde Park, popular with the likes of joggers, cyclists, and dog walkers. There is schooling for Primary and Secondary level within the area.

The M8, M74 and M73 motorway network is also close by, leading to Motherwell, Wishaw and Glasgow, as well as other nearby locations.

Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

