

RESIDENCE

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Viewing by appointment with Residence Uddingston

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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This very well presented and generously proportioned first-floor apartment occupies an excellent position within the highly regarded Paddock development on Bothwell Road, Hamilton, enjoying partial views towards Hamilton Racecourse and beyond.

The Paddock is regarded as one of Hamilton's most desirable luxury apartment developments, offering attractive, well-maintained factored garden grounds, allocated residents' and visitor parking, security-controlled entry to an impressive communal foyer and lift access to all floors.

Occupying a peaceful position on the preferred first floor, this attractive three-bedroom apartment offers an excellent standard of accommodation with a spacious, well-designed layout that is sure to appeal to a wide range of buyers.

The interior has been well maintained and is presented in good decorative order throughout, with generously proportioned rooms and an abundance of natural light. The impressive lounge features an attractive bay window formation and ample space for both comfortable seating and informal dining. The breakfasting kitchen offers a range of fitted units, worktop space and integrated appliances.

The accommodation comprises a welcoming reception hallway, a bright and spacious lounge with dining area, breakfasting kitchen, three excellent-sized double bedrooms and a modern fitted family bathroom. Two bedrooms benefit from fitted wardrobes, whilst the principal bedroom enjoys a contemporary en-suite shower room.

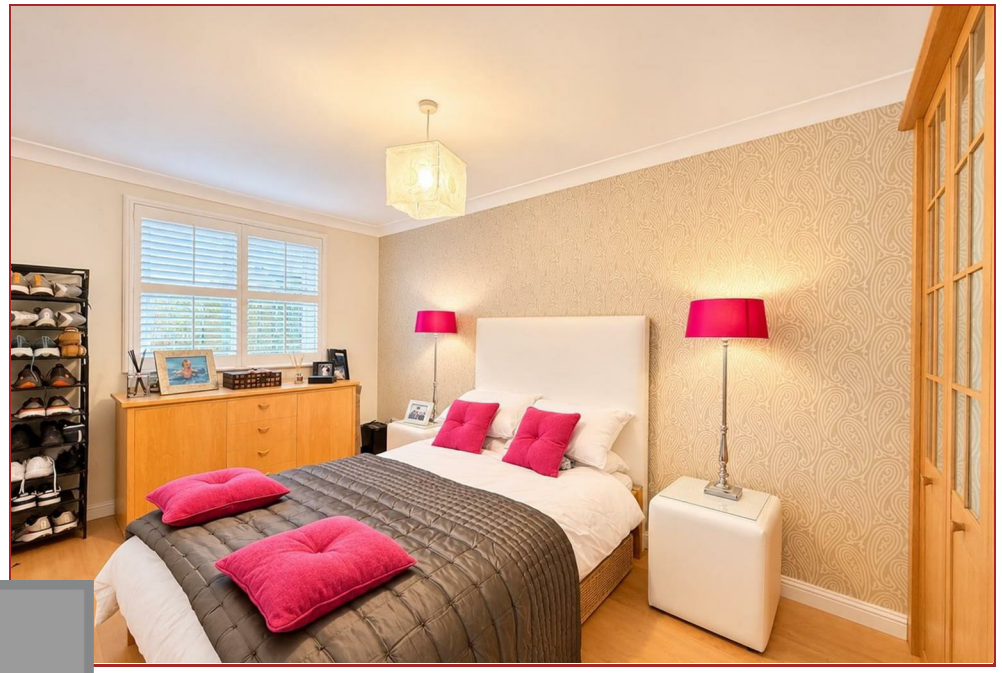
Further features include gas central heating, double glazing, security entry, lift access and allocated parking.

The enclosed floor plan provides a detailed layout of the accommodation; however, internal inspection is highly recommended to appreciate the generous proportions and excellent position within this sought-after development.

The Paddock enjoys a convenient setting on Bothwell Road, close to Hamilton's excellent shopping, dining and leisure amenities, together with transport links and the nearby motorway network

1108.68 sq ft | EER = B





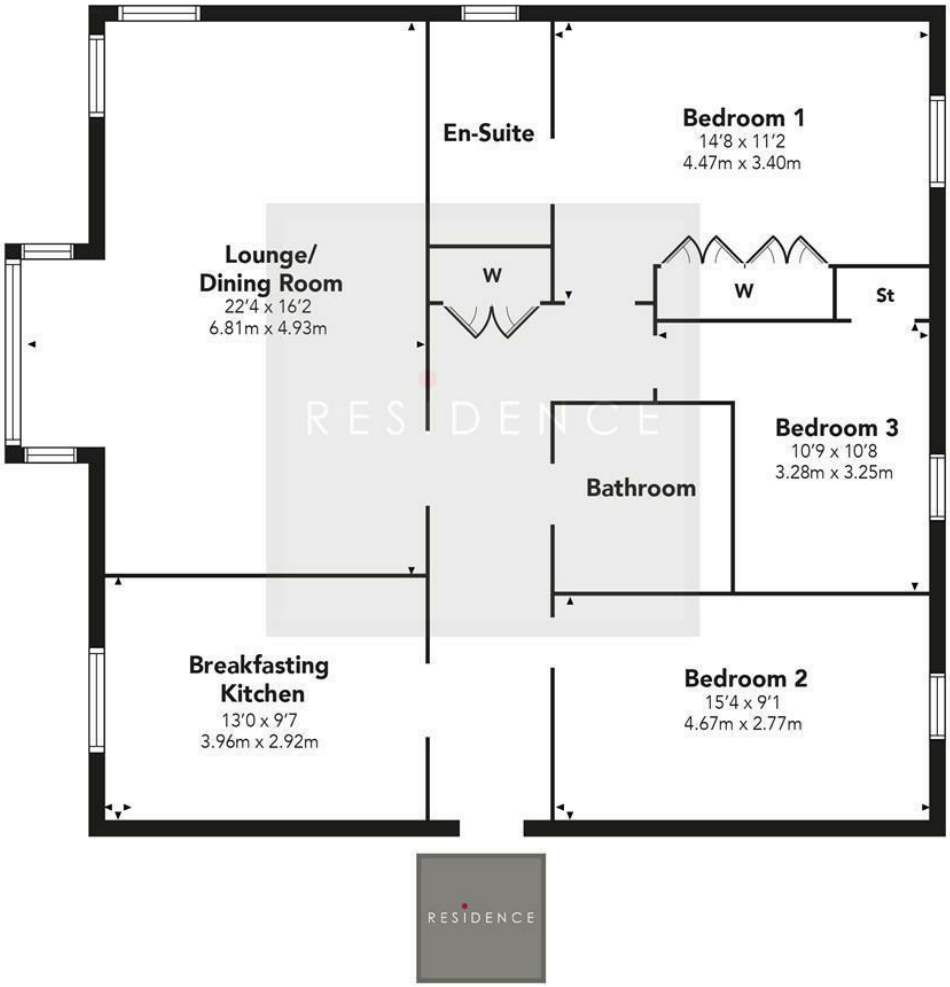
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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.