

# move on

Offers over £147,500  
Johnstone Road, Hamilton



2

Bedrooms



1

Bathroom



1

Receptions





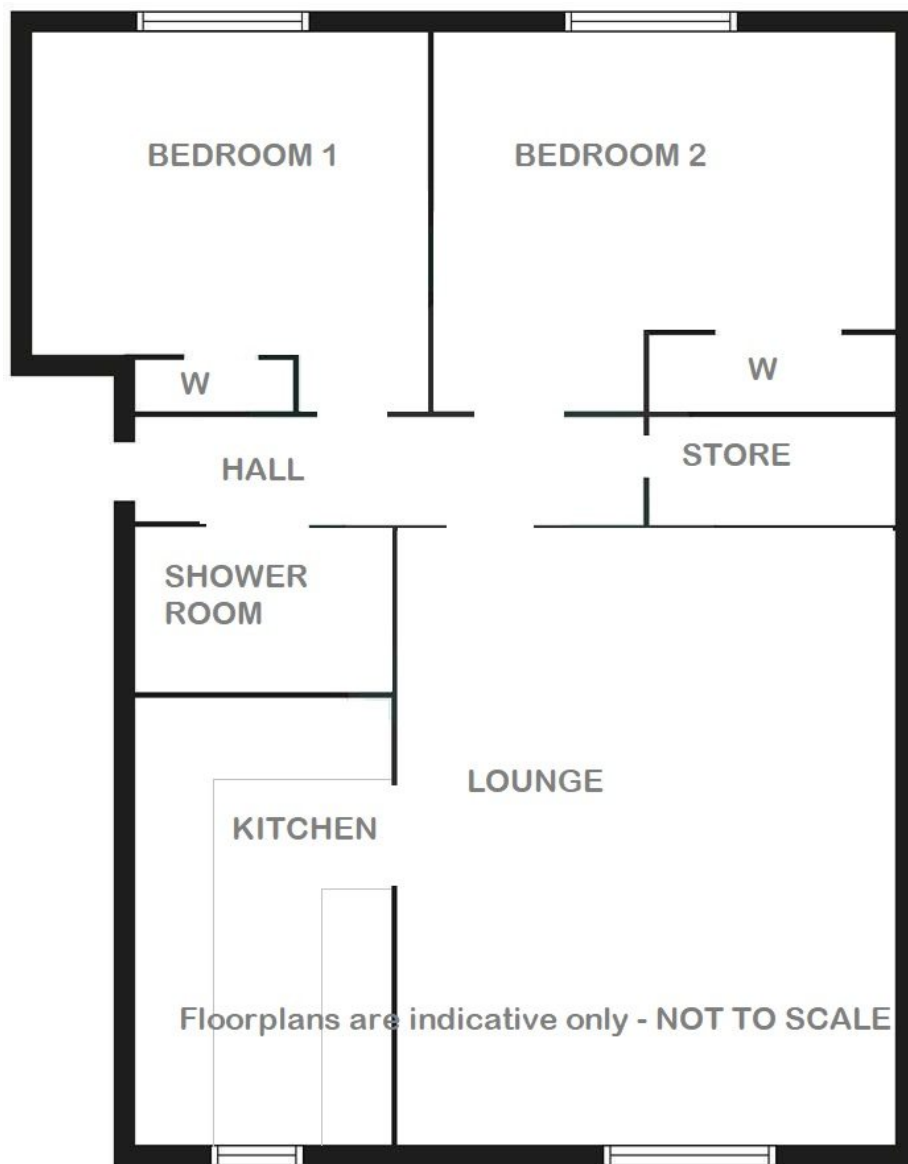
- Ground floor flat
- 2 double bedrooms with storage
- Parking for residents and guests to the rear
- COUNCIL TAX BAND: D - EPC RATING: C
- Bright neutrally decorated lounge
- Wet floor shower room
- Within walking distance of Hamilton town centre including the bus & train station
- Fitted kitchen with grey wall and floor units, light grey worktops and tiled splashback
- Excellent storage
- M74 just a few minutes drive

Located in Hamilton, this two-bedroom ground floor flat offers a comfortable living space with modern conveniences. The property features a bright and neutrally decorated lounge, providing a welcoming atmosphere. The fitted kitchen is equipped with matt grey wall and floor units, complemented by light grey worktops and a tiled splashback, as well as a small breakfast bar area, offering both functionality and style.

The flat comprises two double bedrooms, both featuring ample storage solutions to maximize space. The wet floor shower room is designed for convenience and accessibility, adding to the practicality of the home. Additional storage options are available throughout the property, ensuring a clutter-free living environment.

Residents and guests have off street parking to the front of the building, and there is a residents private garden with drying green to the rear. The property's location is a significant advantage, being within walking distance of Hamilton town centre, which includes a variety of shops, dining options, and essential services. The nearby bus and train station offer excellent transport links for commuting or leisure travel. Furthermore, the M74 motorway is just a few minutes' drive, connecting residents to broader destinations.

This flat is ideally situated for those seeking a blend of urban convenience and residential comfort in Hamilton, Lanarkshire, and would be particularly suited to those requiring living accommodation all on the ground level.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Hamilton, ML3

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	