



RESIDENCE

101 Townhead Street, Hamilton, ML3 7BX

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG





2 Bedrooms | 1 Public Rooms | 2 Bathroom

This well presented and spacious ground-floor apartment forms part of a highly sought-after modern development, ideally positioned just a short distance from Hamilton town centre and its excellent range of amenities.

Set within lovely, factored and maintained, courtyard-style communal gardens, the development offers attractive outdoor space exclusively for residents. The property is perfectly suited to those looking to downsize, first-time buyers, or anyone seeking stylish, low maintenance living.

The accommodation comprises a welcoming entrance hallway, a bright and generously proportioned lounge with double glazed windows to the front, and a fitted dining kitchen complete with French doors from the that open onto a terrace/balcony, enjoying pleasant views over the courtyard gardens.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes with sliding mirrored doors. The principal bedroom further features a modern en-suite shower room with a three-piece suite, while a stylish family bathroom serves the remainder of the accommodation.

Additional features include gas central heating, double glazing, a secure entry system, ample private residents' parking, and further visitor parking.

Our enclosed floor plan provides a detailed layout of this impressive apartment; however, early viewing is highly recommended to fully appreciate the generous proportions, excellent presentation, and desirable setting on offer.

Townhead Street is one of Hamilton's most sought-after residential locations, offering exceptional convenience for the town centre and its wide range of amenities. Excellent train and bus links are also nearby. Hamilton boasts an excellent selection of restaurants, cafés, bistros and pubs, together with extensive shopping facilities and leisure amenities, including golf courses, swimming pools, gyms and parks. The area is also well served by highly regarded primary and secondary schools, as well as the prestigious Hamilton College.



721.18 sq ft | EER = C



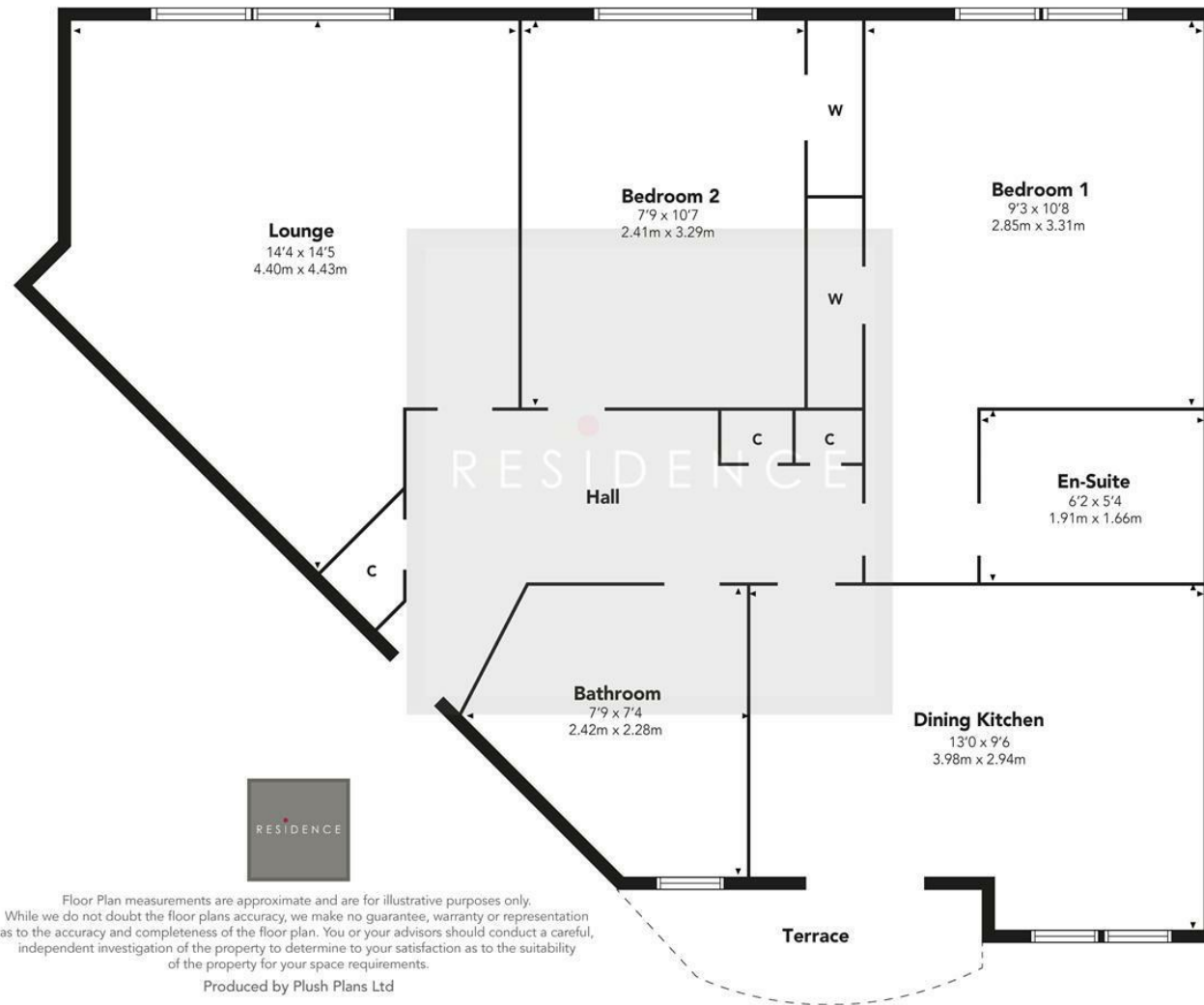
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Townhead Street



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.