

OFFERS OVER

£299,000

Hamilton Park North
Hamilton, ML3 0FG

PROPERTY SUMMARY

Presented to the market in truly walk-in condition is this modern, stylish, three-bedroom, ground floor flat within the prestigious Hamilton Park North development. This stunning apartment offers a fabulous opportunity for those in search of spacious, all on the level accommodation with a beautiful, sheltered terrace area providing private outside space to entertain. The property has evidently been well-cared for and immaculately maintained throughout.

The substantial layout comprises; well-maintained communal close, broad and welcoming reception hallway with two large storage cupboards, generous lounge with pretty bay window and French doors leading to terrace, and dining area, modern fitted dining size kitchen with integrated appliances, and glazed door leading to pleasant, covered patio area ideal for al fresco dining or enjoying a morning coffee.

The well-appointed apartments continue with three, double bedrooms, all of which benefit from fitted wardrobes, the master bedrooms also having its own modern, en-suite shower room. The accommodation is completed by a luxurious, three-piece, bathroom.

Further benefits of this lovely home are gas central heating, double glazing, building secure entry system, private security alarm system and private parking.

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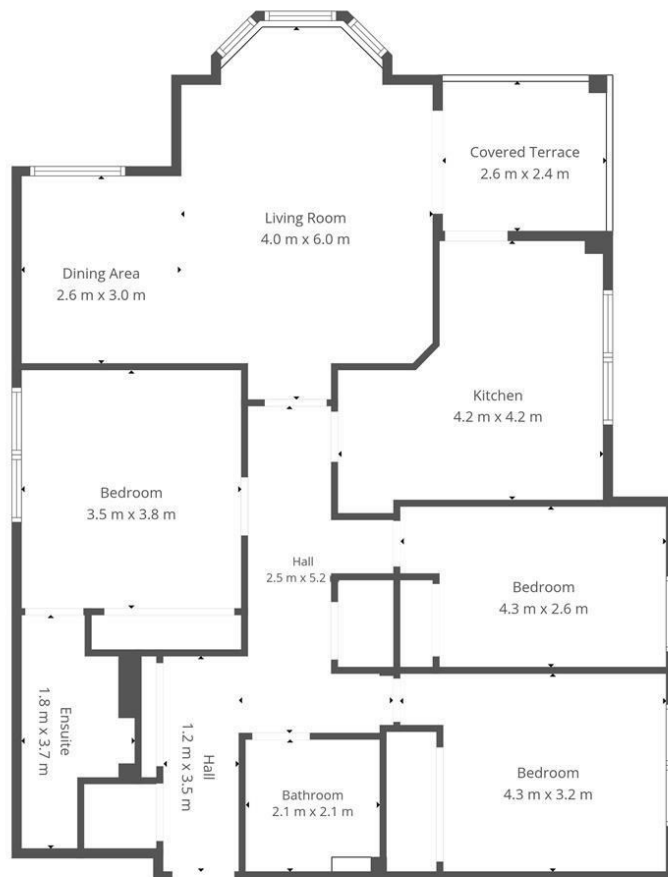
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This Floorplan Is Intended To Give An Indication Of The Layout Only.



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LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements