



RESIDENCE

77 The Paddock, Hamilton, ML3 0RF

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Viewing by appointment with Residence Hamilton

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2 Bedrooms | 1 Public Rooms | 2 Bathroom

This stunning, fully modernised apartment is presented in true walk-in condition and offers stylish contemporary living within one of Hamilton's most sought-after developments.

Finished to an exceptional standard throughout, the property has been thoughtfully upgraded to create a bright and elegant home with a superb modern layout. Designed with both style and functionality in mind, the apartment offers luxurious yet comfortable living that will appeal to a wide range of buyers.

At the heart of the home is a beautiful contemporary kitchen with quality integrated appliances, sleek finishes, and a striking breakfast bar flowing seamlessly into the impressive open-plan lounge. The lounge is enhanced by a feature bay window which floods the space with natural light while enjoying peaceful outlooks over the surrounding gardens.

The stylish family bathroom has been finished to an exceptional standard with high-quality contemporary fittings, while the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room.

The Paddock is widely regarded as one of Hamilton's premier luxury apartment developments due to its highly desirable Bothwell Road location. Residents benefit from beautifully maintained factored gardens, allocated and visitor parking, secure entry, an impressive residents' foyer, and lift access to all floors.

Occupying a peaceful position within the development, the apartment enjoys attractive open views towards Hamilton Racecourse, Strathclyde Park Golf Course, and beyond.

Further features include fresh neutral décor, quality flooring throughout, gas central heating, double glazing, and a security entry system.

The accommodation comprises a welcoming entrance hallway, impressive open-plan lounge and breakfasting kitchen, beautifully upgraded family bathroom, and two generous double bedrooms.

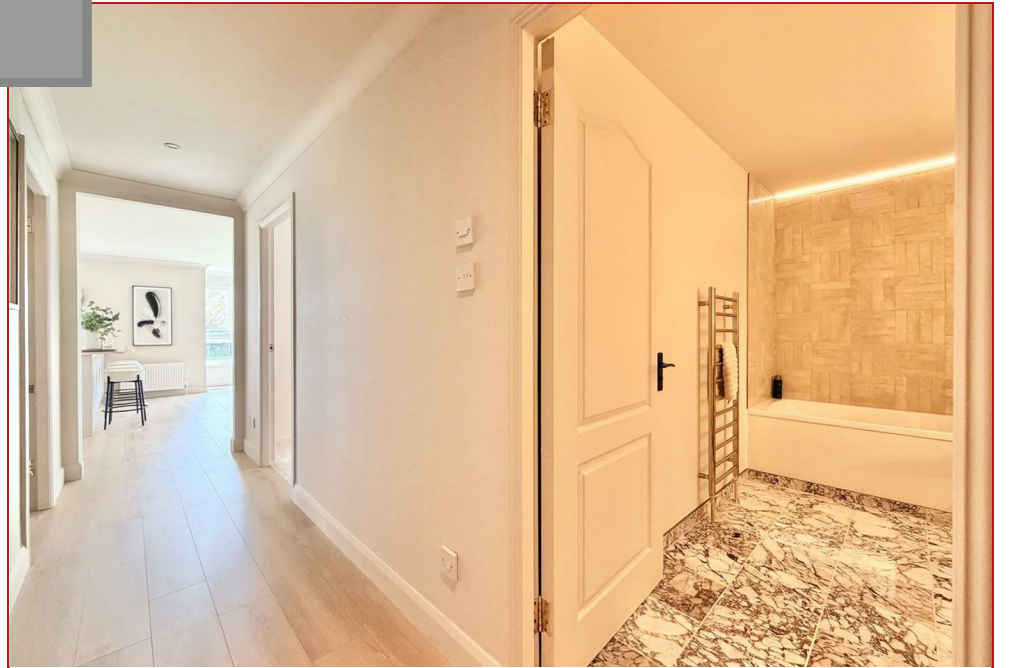
The enclosed floor plan provides a detailed layout of the accommodation; however, early viewing is highly recommended.



1184.03 sq ft | EER = C

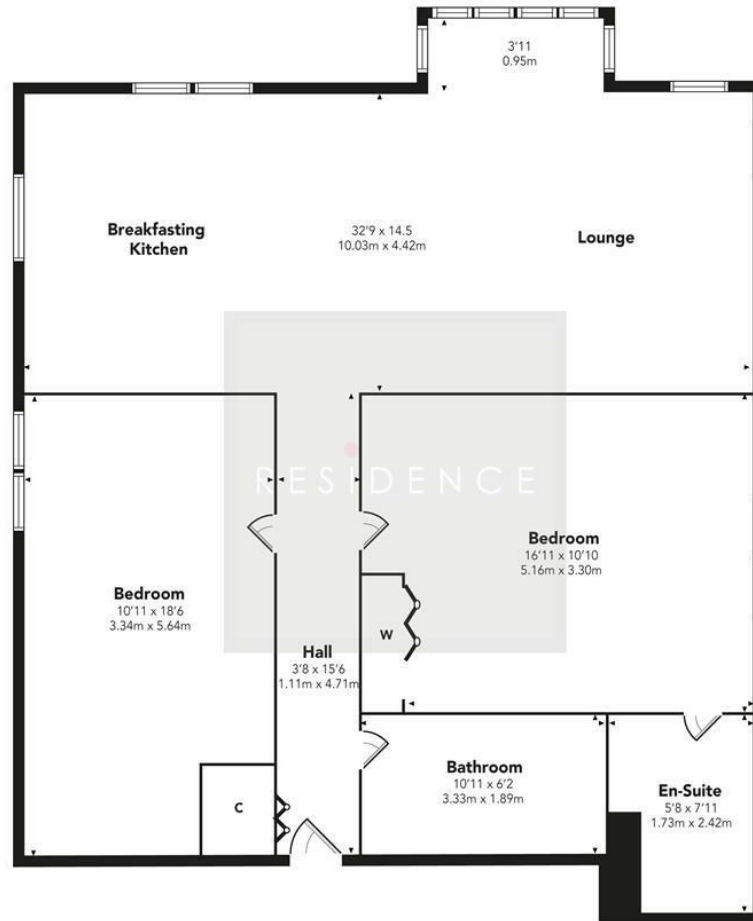


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors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