



**114 Low Waters Road, Hamilton, ML3 7QH**  
Hamilton

Offers Over  
**£80,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

This stylish two bedroom apartment offers spacious accommodation all on one level, nestled within a well-established and highly accessible area of Hamilton. Perfect for first-time buyers, professionals, or investors, this property is ideally located for local amenities and transport links.

Upon entering, a wide hallway provides excellent storage space, leading you into the heart of the home.

The bright and airy lounge is a generously proportioned space, flowing seamlessly into the large dining kitchen. This well equipped kitchen benefits from ample room to dine and features two large windows to the front and side, creating a contemporary yet homely atmosphere.

The apartment offers two spacious bedrooms, each designed as a calm and relaxing retreat, complete with storage and ample space for additional furnishings.

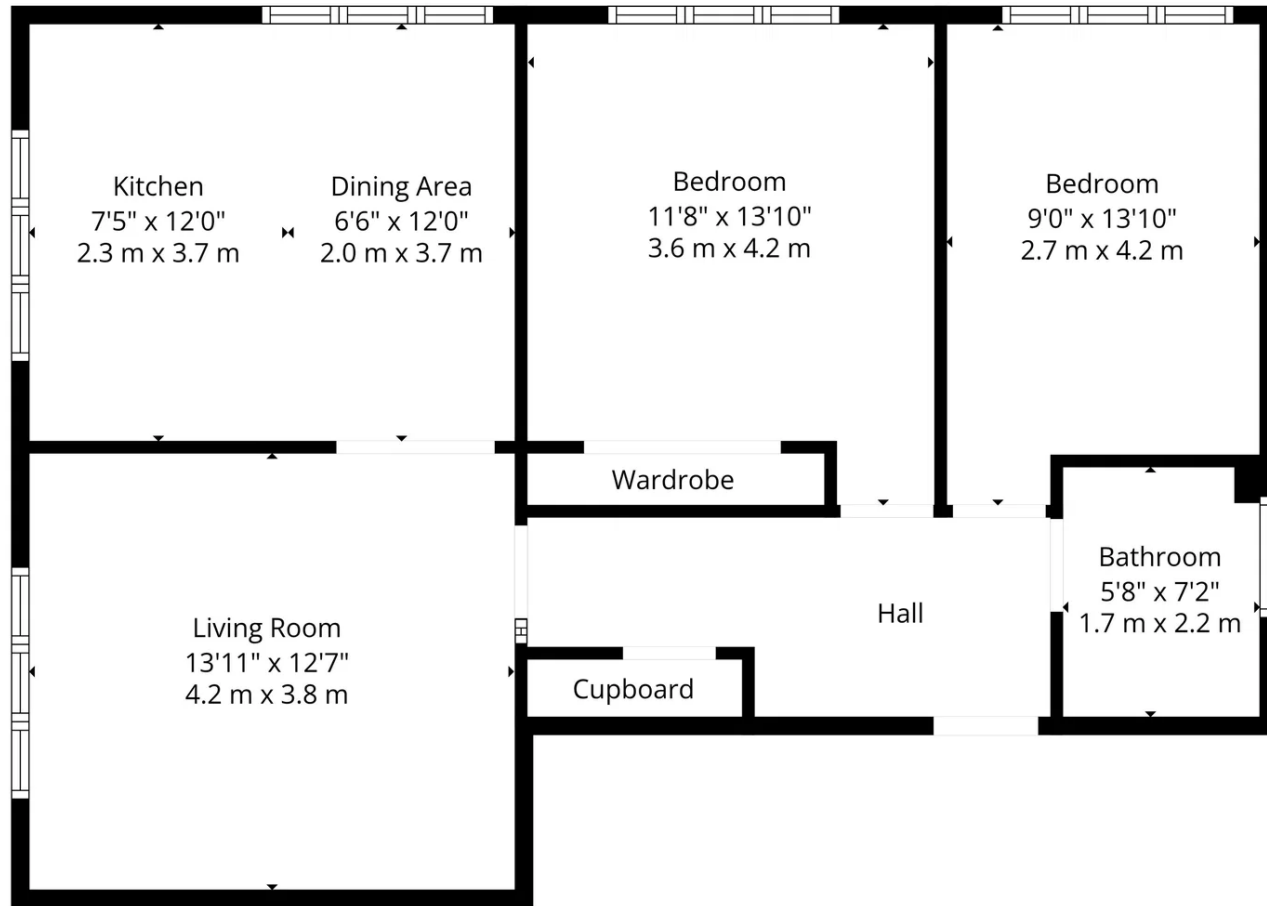
A modern and fresh shower room serves the bedrooms, beautifully tiled and fitted with a low flush WC and wash hand basin.

Benefiting from on street parking, this property provides immediate access to Hamilton's thriving town centre, with its vibrant selection of shops, restaurants, cafes, and bars. Excellent local amenities are nearby, along with frequent rail links and swift access to the M74, ensuring commuting across Central Scotland is both quick and convenient.



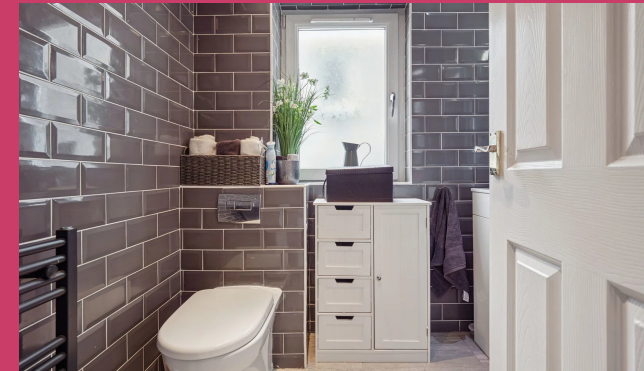






**Total: 774 sq. Ft, 72 m2**  
 Ground Floor: 774 sq. Ft, 72 m2  
 Excluded Areas: Walls: 61 sq. Ft, 6 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



## Scullion Living

105 Cadzow Street, Hamilton, ML3 6HG

07894 194 805

welcome@scullionliving.com

<http://scullionliving.com/>