



RESIDENCE

21 Muirhill Court, Hamilton, ML3 6DR

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 1 Public Room | 2 Bathroom

This stylish and very tastefully decorated three-bedroom flat occupies the preferred first-floor position within a quiet yet highly central pocket of Hamilton. Beautifully presented throughout, the property is in true walk-in condition and offers modern, well-proportioned accommodation ideal for a range of buyers.

Set on a peaceful first-floor corner position within the development, the flat enjoys an excellent degree of privacy and tranquillity despite being only a short walk from the town centre. The interior has been finished in a contemporary neutral palette, complemented by quality carpeting and floor coverings creating a bright, elegant living environment ready to move straight into. The property further benefits from gas-fired central heating, double glazing and a floored loft with lighting and pull down ladder.

The floorplan provides a detailed layout of this spacious modern apartment; however, viewing is highly recommended to fully appreciate the generous proportions and the serene setting.

Accommodation comprises a secure entrance hallway leading to a large inner hall with storage, a sizeable dual-aspect lounge with ample space for both relaxing and formal dining, a stylish modern kitchen with a range of base and wall mounted storage units and worktops, three generous bedrooms including a principal bedroom with en-suite shower room, and a separate three-piece family bathroom.

Externally, the communal garden grounds are exceptionally well maintained, featuring sloping lawns to the front and level lawns to the rear, bordered by shrub beds and treated timber fencing. The development also offers dedicated resident parking along with ample visitor parking.

Muirhill Court is a small, select development of apartments that enjoy a particularly tranquil setting close to all town centre amenities, public transport links and bars and restaurants. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and park



1044.10 sq ft | EER = C



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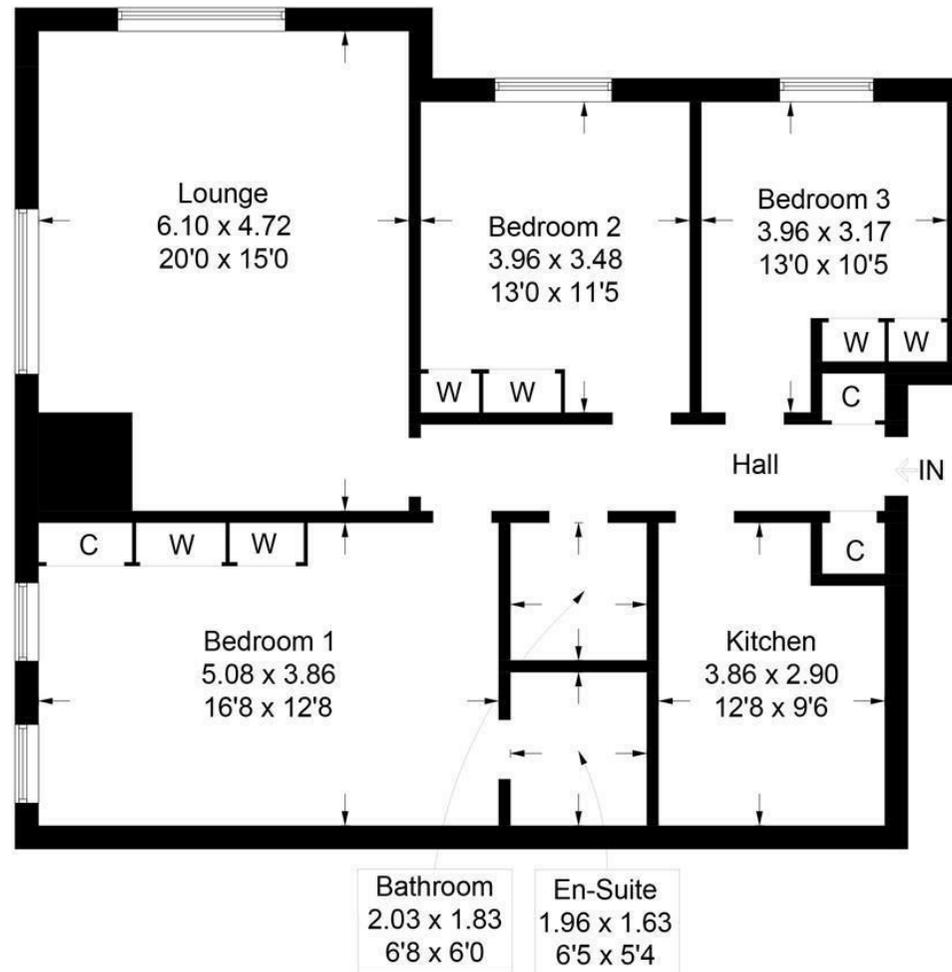


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID535754)

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.