



RESIDENCE

27 Cypress Lane, Hamilton, ML3 8SR

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
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2 Bedroom | 1 Public Room | 2 Bathroom

A modern ground floor 2 bedroomed flat in need of modernisation and being sold as seen.

The property is a well-proportioned two-bedroom apartment and is sure to appeal to a range of buyers.

Features of the property include gas central heating (not tested), double glazing and a security-controlled entry system.

The accommodation comprises reception hallway, spacious lounge, kitchen with a range of floor and wall-mounted storage units, two bedrooms with master en-suite shower room, and a fitted bathroom.

Further features of the property include residents parking to the rear.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

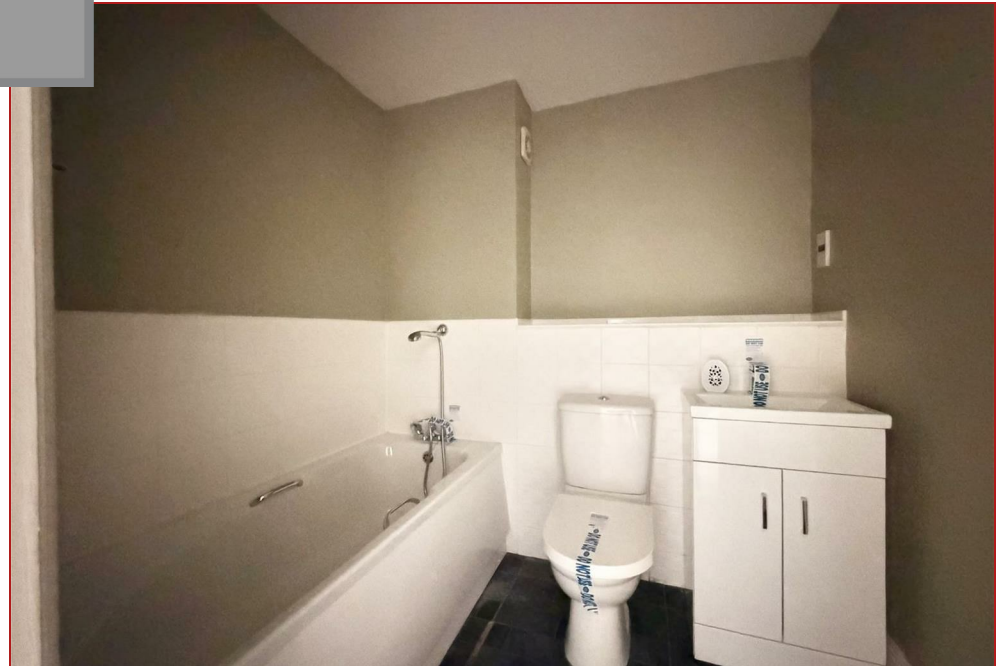
Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gymnasiums and parks. There are several highly regarded schools in close proximity to the property including the prestigious Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout Scotland and beyond.



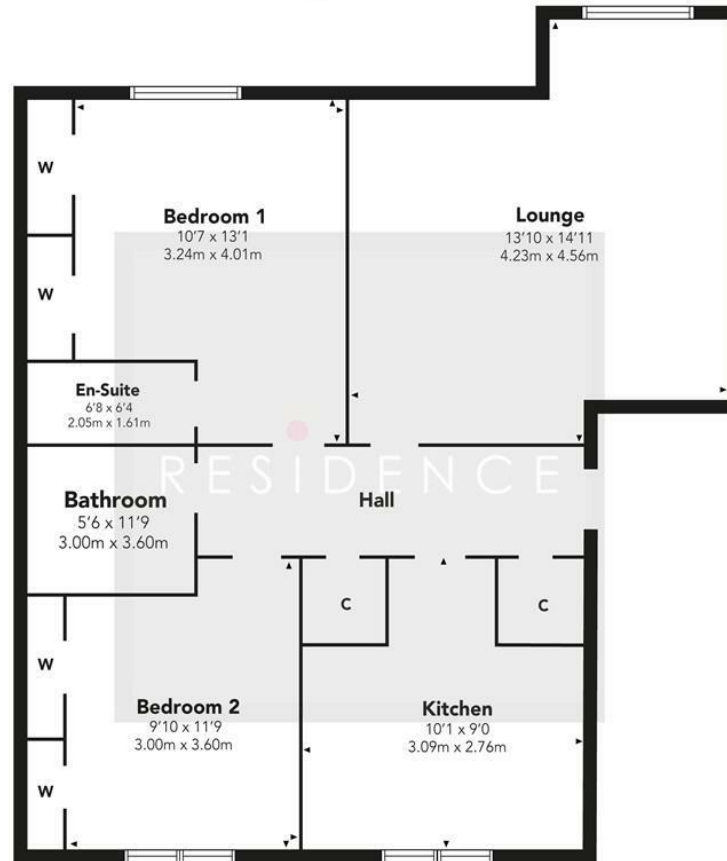
721.18 sq ft | EER = C



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Cypress Lane



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.