



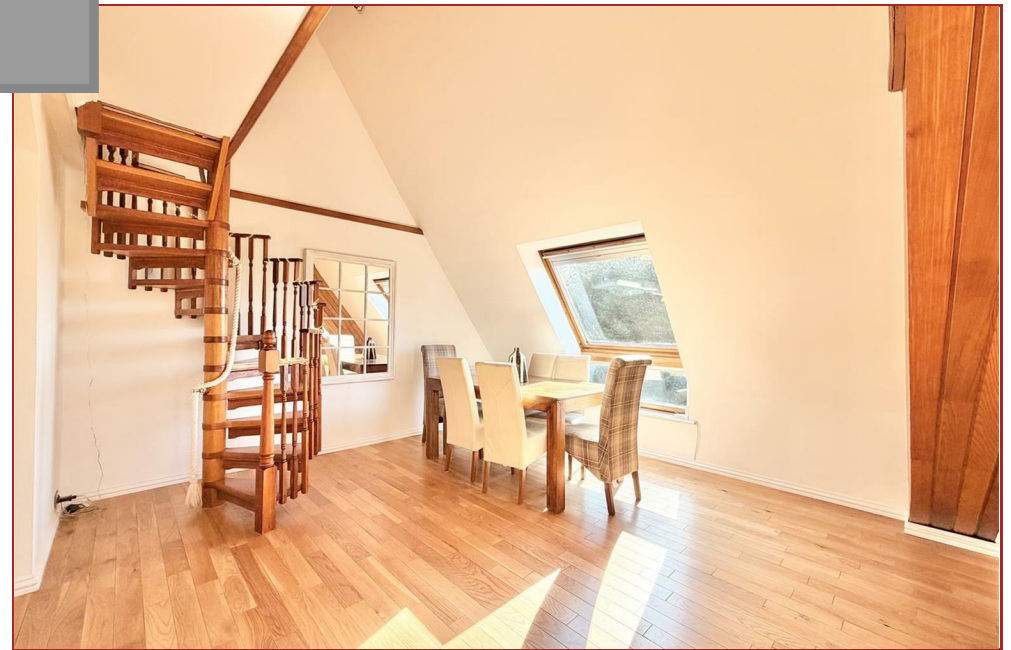
RESIDENCE

Flat 8 Auchingramont Court, 64 Union Street, ML3 6NB

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RESIDENCE





2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This impressive three-bedroom apartment forms part of the highly regarded Auchingramont Court, an exceptional church conversion just minutes from Hamilton town centre and its range of amenities.

Occupying the top floor of this striking development, the property enjoys panoramic views across Hamilton while offering a unique blend of character, space and stylish living.

Upon entering, you are immediately impressed by the apartment's spacious and versatile layout. The generous living room is full of charm, featuring beautiful, exposed beams that highlight the building's original character, while a dedicated dining area provides the perfect space for entertaining. The modern fitted kitchen is well-appointed and designed for everyday convenience.

A spiral staircase leads to a mezzanine bedroom, which in turn reveals a hidden billiards room concealed behind a bookcase, an exceptional and memorable feature that adds to the property's unique appeal.

There are two further bedrooms, along with a stylish family bathroom fitted with a three-piece suite and tiling.

Features of the property include electric heating, double glazing, communal gardens, residents parking and a controlled, security entry system.

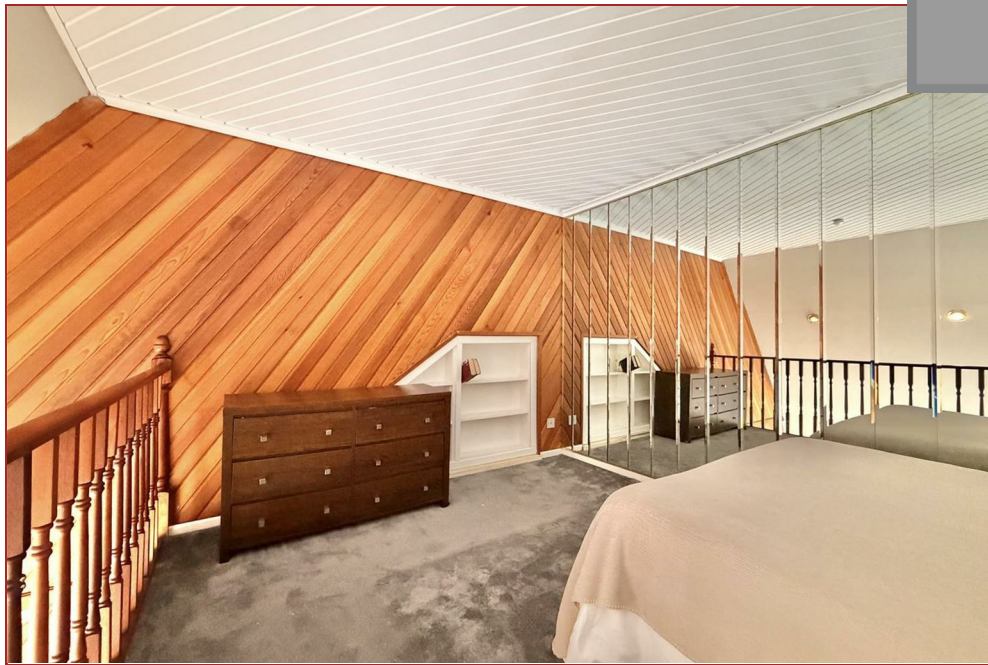
Hamilton is ideally positioned for commuters, with the M74 motorway just minutes away, providing excellent road links throughout Central Scotland. The town also benefits from regular bus and rail services to Glasgow, Edinburgh and the surrounding areas. A wide selection of restaurants, cafés, bars, retail parks and leisure facilities are all within easy reach, making this an outstanding location for both convenience and lifestyle.



957.98 sq ft | EER = D



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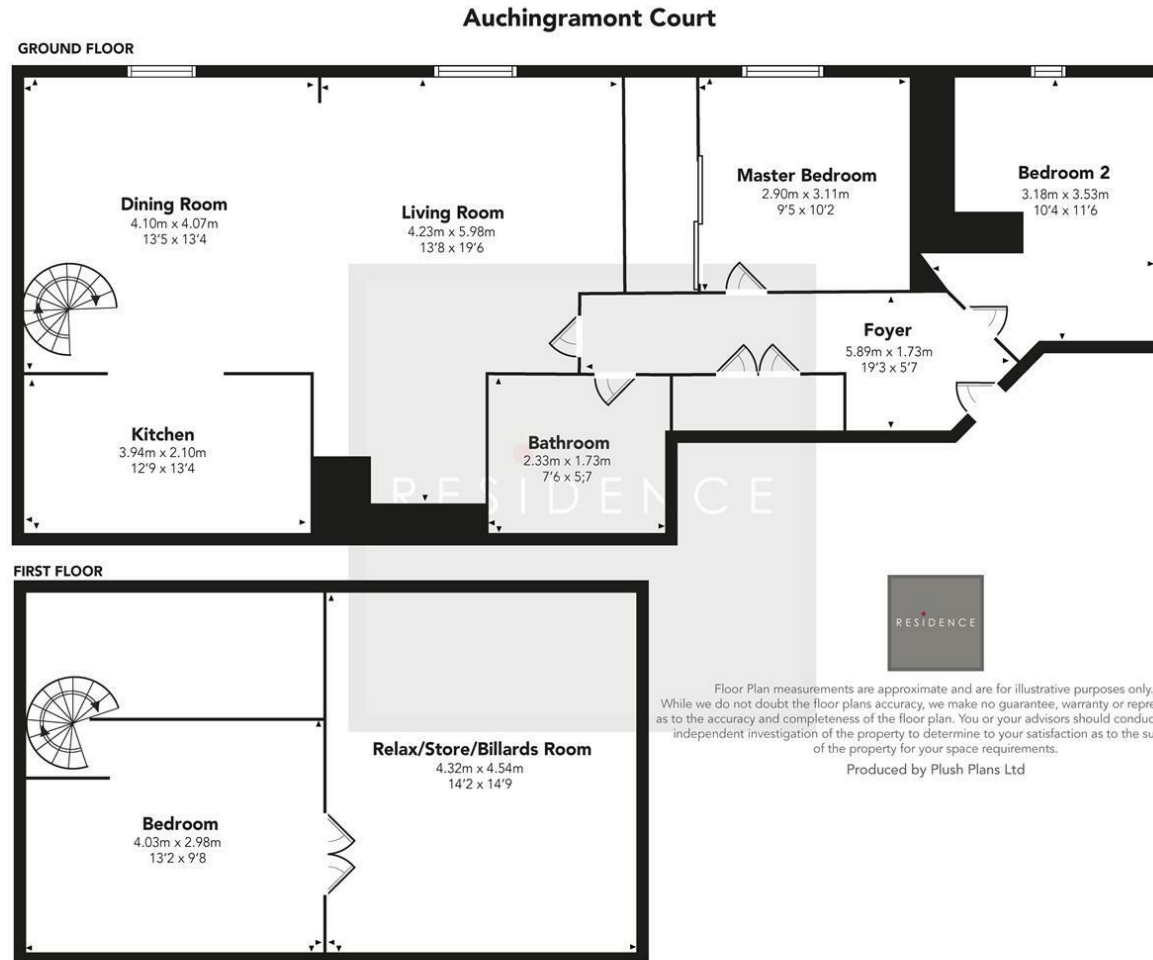


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Viewing by appointment with Residence Hamilton

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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.