



FREEHOLD

Flat - Purpose Built (EPC Rating: D)

# FLAT 16, 119 QUARRY STREET, HAMILTON, ML3 7DR

Offers over

# £54,995

## FEATURES

- Cosy 1-bedroom flat
- Central Hamilton location
- Ideal for singles or couples
- sold as seen
- Spacious reception room
- Close to local amenities
- Viewing recommended



**SWEET HOME**



# 1 Bedroom Flat - Purpose Built located in Hamilton

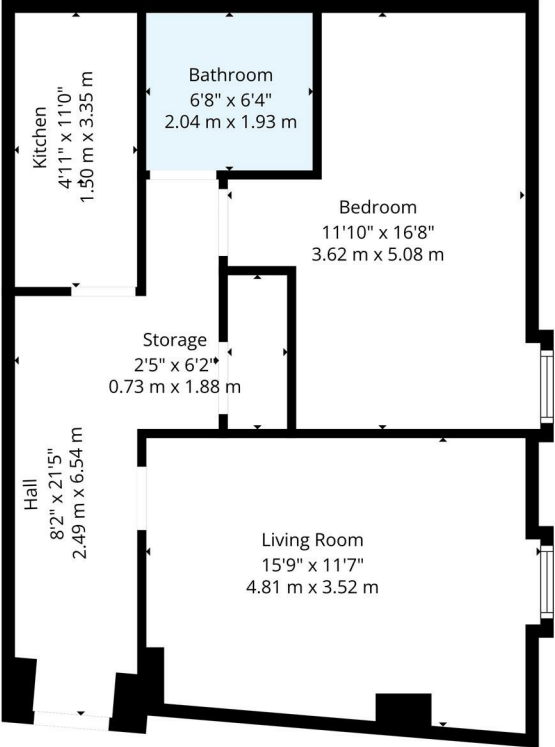
Sweet Home Scotland is pleased to bring to the market this one bedroom top floor flat nestled in the charming Quarry Street, Hamilton. The property features one well-proportioned bedroom, ideal for a single occupant or a couple seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing a warm and inviting space for relaxation or entertaining guests. The flat also boasts a neatly appointed bathroom, ensuring convenience and comfort for everyday living.

Built in 1900, this property exudes a sense of history while still catering to contemporary needs. Its location in Hamilton offers easy access to local amenities, parks, and transport links, making it an excellent choice for those who appreciate both tranquility and connectivity.

Whether you are a first-time buyer or looking to invest in a rental property, this flat presents a wonderful opportunity to own a piece of Hamilton's heritage. With its charming features and prime location, it is sure to appeal to a variety of prospective homeowners. Do not miss the chance to make this lovely flat your own.

sold as seen



**TOTAL: 471 sq. ft, 44 m2**  
 1st floor: 471 sq. ft, 44 m2  
 EXCLUDED AREAS: STORAGE: 15 sq. ft, 1 m2, LOW CEILING: 95 sq. ft, 9 m2, WALLS: 50 sq. ft, 4 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Call us on  
**01236 677500**

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)  
<https://sweet-home.co.uk/>

**Council Tax Band**  
**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

