

Fred.

ESTATE AGENTS

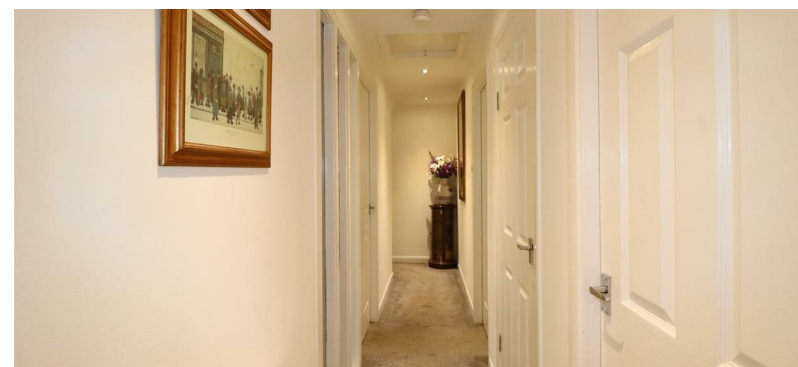
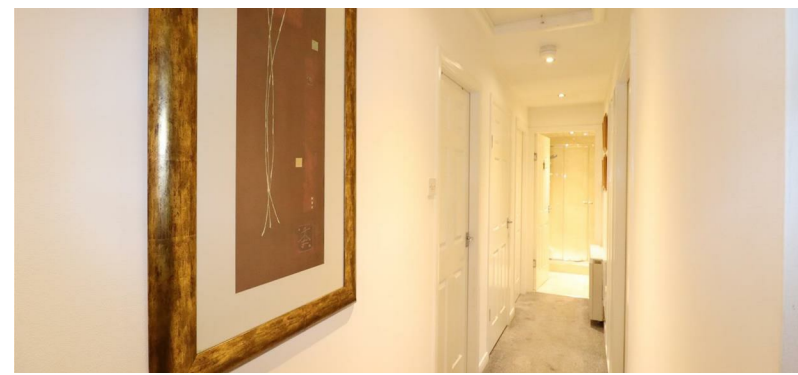


35 Park Road

Hamilton

Offers over £99,995



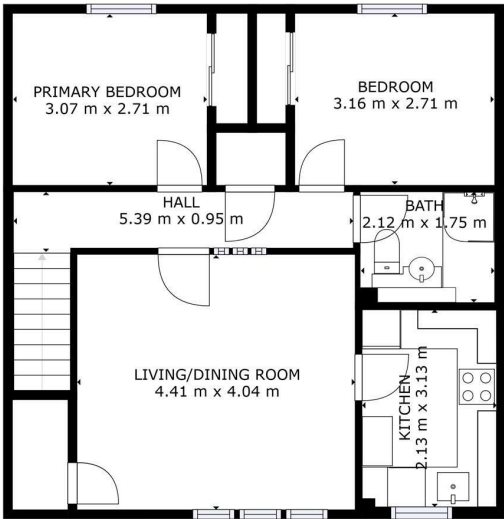




Located within a quiet cul-de-sac within the town of Hamilton and providing a very central location, lies this beautifully presented main door two bedroom upper apartment.

On arrival, you will find private parking facilities for the residents and well maintained communal grounds. As you enter the apartment, you are instantly impressed with the spacious layout the property offers. The accomodation is well appointed throughout and comprises of a welcoming hallway, impressive lounge area with large windows which provide an abundance of natural light, a modern fully fitted kitchen, a stylish family bathroom with walk in shower complete with quality wall tiling and two generously sized double bedrooms, both of which provide fitted mirrored wardrobes.

The property provides gated access on to Union Street and offers a host of local amenities within walking distance. The location is perfect for the commuter with access to the M74 just minutes away. The town provides bus and rail links to the surrounding area, as well as Glasgow and Edinburgh. There are also a great selection of restaurants, bars, retail parks and sporting facilities around the Hamilton area.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 60 m²
TOTAL: 60 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

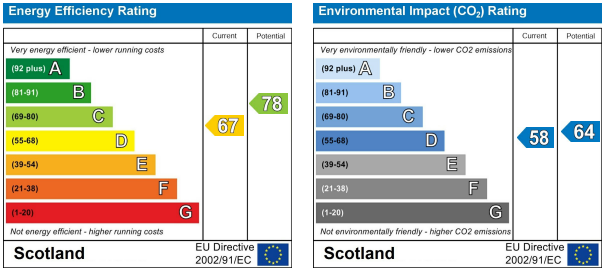


Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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