



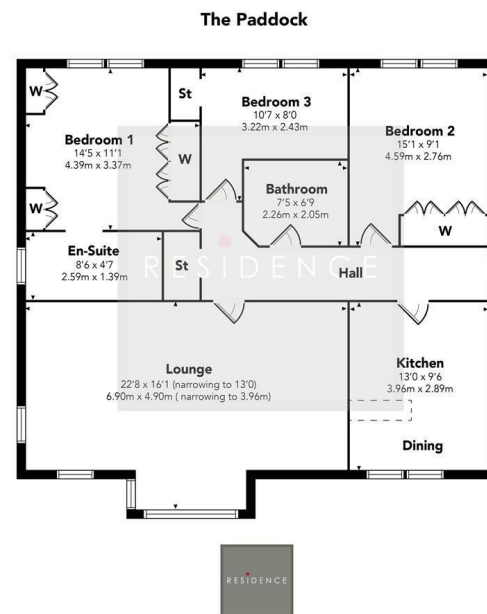
ESTATE AGENTS

42 The Paddock, Hamilton, ML3 ORB



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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

Property Reference

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Set within the Racecourse development between Hamilton and Bothwell, this lovely sized flat is neutrally decorated throughout and enjoys a lovely setting. The home features a security entry system, gas central heating and double glazing whilst the bathroom and en-suite are both finished with modern white sanitary ware and quality tiling. Within the dining kitchen, there are modern units whilst the integrated appliances include a gas hob, oven, extractor hood, fridge/freezer and a dishwasher.

The rooms are well proportioned and finished with a mixture of quality carpeting and vinyl flooring with the accommodation comprising reception hall, spacious lounge/dining room, three comfortable bedrooms (all with wardrobes), master en-suite, family bathroom and a modern dining kitchen.

Surrounding the flat are well kept factored gardens with lawns, bedding areas and private residents parking.

The Paddock is located within the much admired racecourse development, which is set between Hamilton and Bothwell and was built by McLean the builder in the early 2000's. Hamilton Town Centre is nearby and offers excellent shopping facilities and retail parks with many well known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. Hamilton has a wide variety of pubs, restaurants, bistros and for those commuting by public transport there are regular bus and trains to the surrounding towns and cities including Glasgow and Edinburgh. For those commuting by car there's the convenience of the M74 motorway with access both north and southbound and access to the East Kilbride expressway and M8 motorway.

