



RESIDENCE

37 The Paddock, Hamilton, ML3 0RB

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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms

\*\*\*HOME REPORT VALUE £240,000\*\*\*

This seldom available well-appointed 1st floor apartment occupies a tranquil position within a highly sought-after development and enjoys open views across the Hamilton Racecourse.

The Paddock is regarded as being one of the preferred luxury flatted developments within Hamilton due to its location on Bothwell Road and features factored garden grounds, allocated and visitor parking bays, security-controlled entry into a lovely resident's foyer and a lift to all floors.

Occupying a quiet position on the preferred first floor within the development, the apartment benefits from views over the racecourse, Strathclyde Park Golf Course and beyond.

The interior of this attractive apartment has been presented in good order throughout. The large bright and airy lounge has a bay window feature whilst the kitchen is of breakfasting size with some integrated appliances. The apartment also features gas central heating, double glazing and security alarm system.

The accommodation comprises welcoming entrance hall, sizeable lounge with informal dining area, breakfasting sized kitchen, family bathroom and three double bedrooms, two of which have fitted wardrobes with shelving and hanging space whilst the master features a contemporary fitted en-suite shower room.

The enclosed floor plan shall provide a detailed layout of the accommodation; however, we recommend inspection to appreciate the quality of finish and scale of accommodation on offer.

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 pools, gyms and parks.



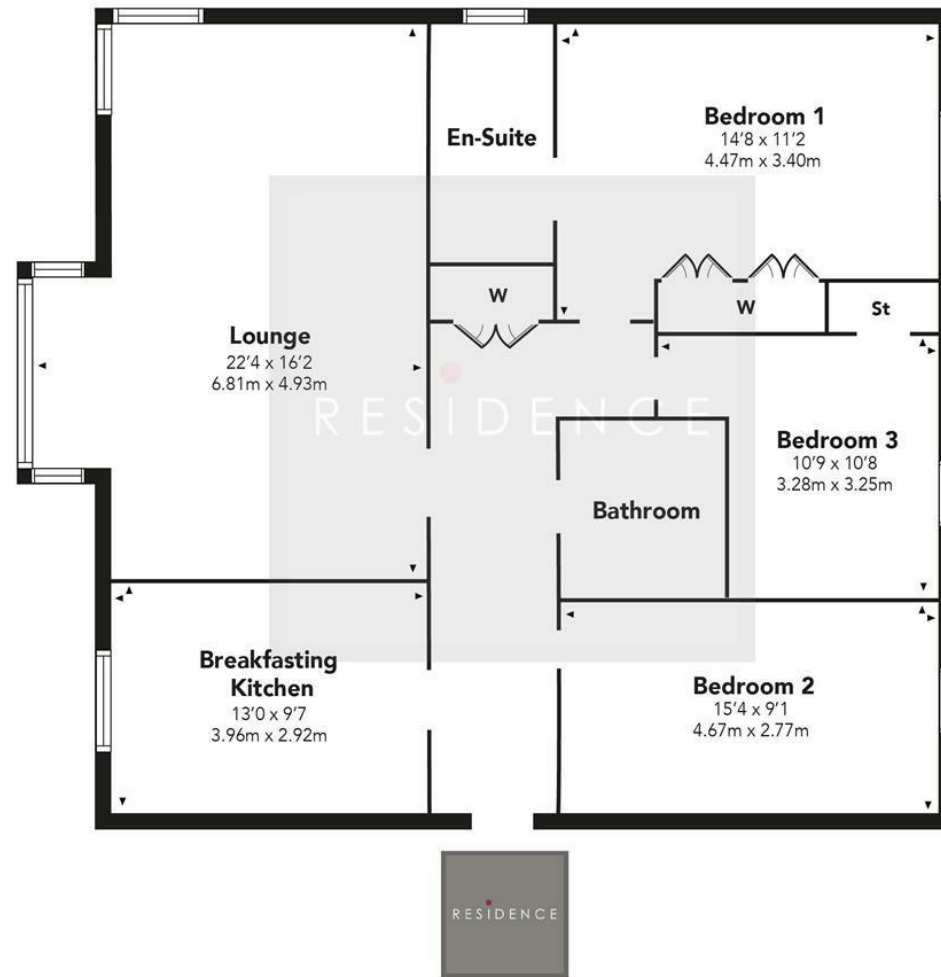
1119.45 sq ft | EER = B



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## The Paddock



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.