



ESTATE AGENTS

53 Union Street, Hamilton, ML3 6NA



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Property Reference

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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings 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.



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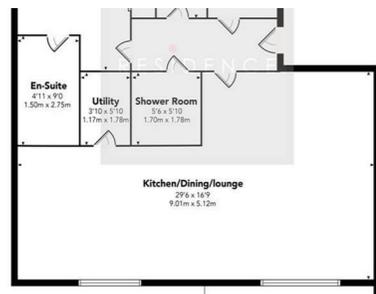
The Hamilton's at Union Street is a striking, modern development of cleverly imagined luxury apartments set within a stunning location against a wooded backdrop and close to the centre of Hamilton.

The development will consist of nineteen spacious apartments (including three at penthouse level) which will be set back from Union Street which is home to several imposing traditional villas and provides direct access to the town centre. The building, from the Union Street aspect will appear to be over three levels however will utilise the site topography and provide a further lower level of four striking garden apartments with woodland views. The first and second floors will each consist of six apartments whilst the upper level will be home to three outstanding Penthouses and each floor can also be accessed by an internal elevator

The Earl is an attractive two bedroomed first floor apartment extending to circa 950sqft with large open lounge/kitchen dining area leading to balcony, tow double bedrooms with master en suite, utility room and separate guest WC. From the lounge, there is access to a balcony.

A detailed specification sheet can be provided and samples of all available materials including kitchen door fronts, tile samples, worksurfaces, ironmongery etc can be viewed on site at our marketing hub.

Hamilton is home to excellent shopping facilities, sports amenities and clubs including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools and is within the catchment area of St Mary's Primary School and St Johns Primary school – it is also in close proximity to the prestigious Hamilton College. There are a wide variety of restaurants, bistros and pubs providing excellent choice. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh.



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

