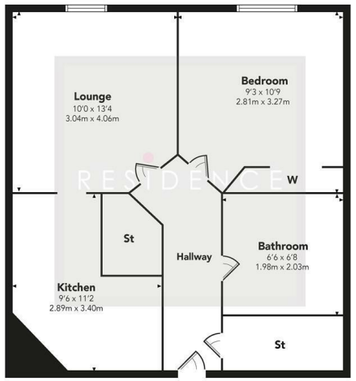
RESIDENCE

ESTATE AGENTS

46 Avonbridge Drive, Hamilton, ML3 7EJ

Avonbridge Drive



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 RH1886

Residence contact Chris Burt & Kelli Murphy | Viewing by appointment with **Residence Hamilton**

Offices at:

34 Cadzow Street, Hamilton ML3 6DG T.01698 444333
61-63 Main Street, Uddingston G71 7EP T.01698 444222
3 Bridge Street, Strathaven ML10 6AN T.01357 572222
18 Academy Street, Coatbridge ML5 3AU T.01236 338333

www.residenceestateagents.co.uk
E.hamilton@residenceestateagents.co.uk
E.uddingston@residenceestateagents.co.uk
E.strathaven@residenceestateagents.co.uk
E.airdrie@residenceestateagents.co.uk

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. Flooplans may not be to scale and are for illustration purposes only.

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This impressive ground floor apartment is set within a much admired and tranquil development within the popular Barncluith area of Hamilton and offers an an excellent opportunity for a broad spectrum of purchasers.

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The apartment is neutrally decorated throughout thus perhaps appealing to either first-time buyers or investment purchasers.

The accommodation is all accessed from a spacious entrance hall with ample storage and offers a large lounge, fitted breakfasting kitchen with appliances, double bedroom with fitted wardrobes and three piece guest bathroom. The apartment also has electric wet heating system and double glazing.

The factored gardens are communal and well kept with lawns, bedding areas and residents parking bays.

Avonbridge Drive is located within the highly regarded Barncluith district of Hamilton which is particularly convenient to the town centre and it's amenities. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.