



RESIDENCE

Bothwell House The Furlongs, Hamilton, ML3 0DJ

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Viewing by appointment with Residence Hamilton
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2 Bedrooms | 1 Public Rooms | 1 Bathroom

Enjoying an excellent setting within the ever-popular Furlongs development, this well presented and generous sized, top floor flat offers open views overlooking the development.

The flat is the largest of the 2 bedroomed apartments and offers a spacious and well-presented layout that has to be seen to be appreciated. Sure to appeal to a first-time buyer, the flat is in turnkey condition and offers accommodation that consists of; welcoming and large reception hallway with 3 large storage cupboards. Great size formal lounge/dining room with open views to rear. Modern fitted breakfasting size kitchen that has a range of base and wall mounted storage units with worktop surfaces. The 2 bedrooms are of large double size proportions while the family bathroom has a 3-piece suite.

Features of the flat include electric heating, double glazing and security-controlled entry system. Further features include well maintained and managed, factored gardens with ample parking for residents only.

Early internal viewing is strongly advised to appreciate the size and style of accommodation on offer.

The Furlongs is a development of one and two bedroomed flats, aptly named due to its location next to Hamilton Racecourse and only a short distance to the extensive amenities within the town. 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.



1001.04 sq ft | EER = E



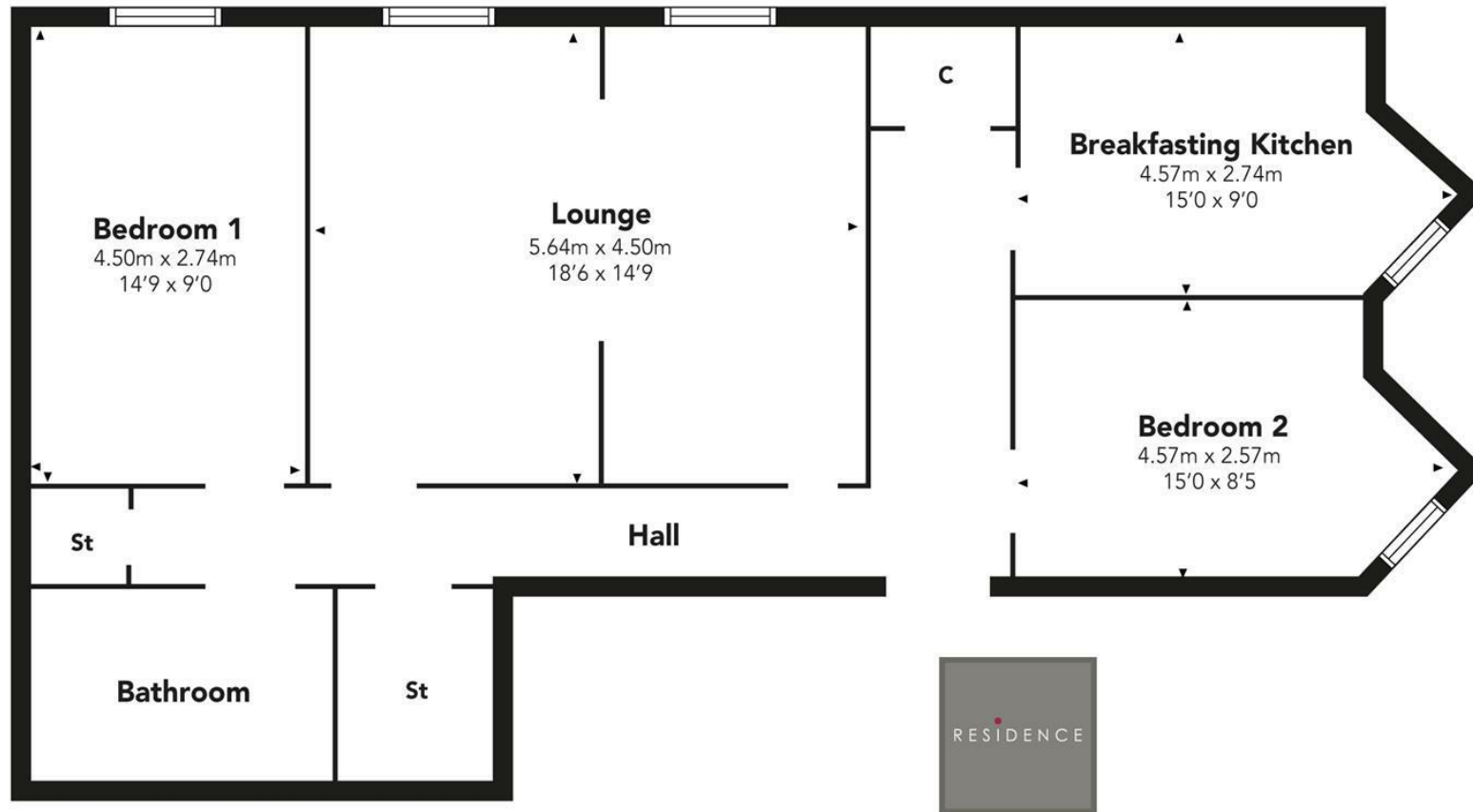
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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

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.