



RESIDENCE

79 Quarry Street, Hamilton, ML3 7AG

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Viewing by appointment with Residence Hamilton
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2 Bedroom | 1 Public Room | 2 Bathroom

This well-proportioned top floor apartment offers an excellent opportunity to acquire a spacious two-bedroom property in a highly convenient central location, ideal for first-time buyers, investors or commercial purchasers.

Set on the top floor, the property enjoys a bright and airy feel throughout. The accommodation is thoughtfully laid out, comprising a welcoming entrance porch leading into a generous reception hallway with useful storage off.

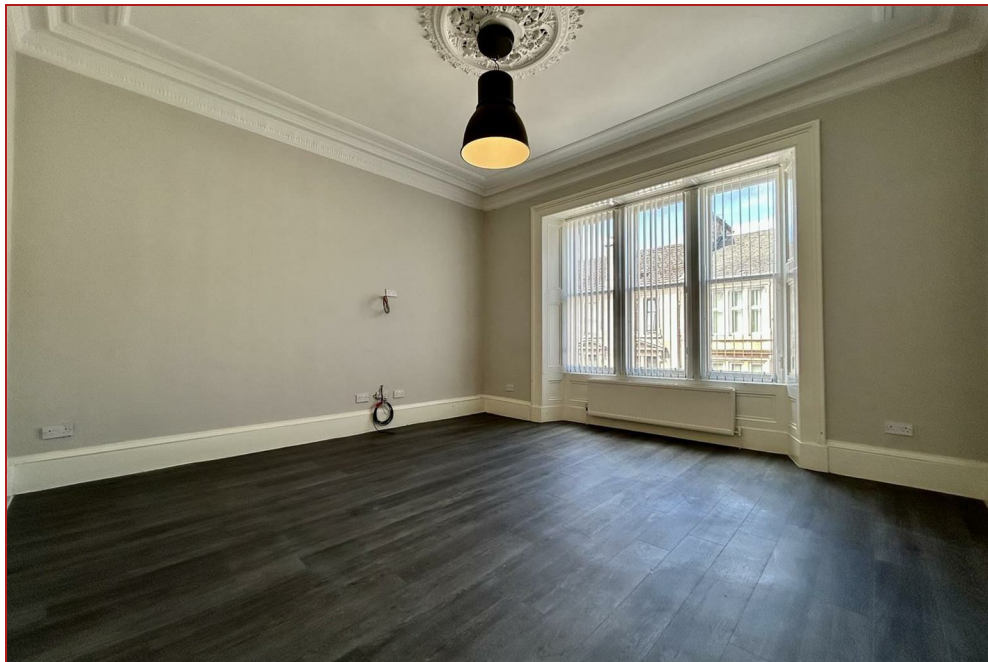
To the front of the property, a bright and spacious lounge provides ample room for both relaxing and dining, with large windows allowing for excellent natural light. The open plan kitchen offers a good range of units and workspace, with scope for further modernisation if desired.

There are two well-sized double bedrooms, both offering comfortable accommodation. The bedrooms are connected via a Jack and Jill style en-suite bathroom, providing convenient access between both rooms. In addition, there is a separate guest bathroom which can be accessed from the hallway as well as storage cupboards, enhancing the practicality of the layout.

The property further benefits from neutral décor throughout, good ceiling height, and excellent natural light, creating a bright and airy feel across the apartment.

Early viewing is recommended to appreciate the generous proportions and potential this top floor flat has to offer.

Quarry Street is ideally positioned within walking distance of Hamilton town centre, providing access to a wide range of shops, restaurants, cafés and leisure facilities. Excellent public transport links are nearby, including bus and train services, while the M74 motorway offers easy commuting access throughout the central belt.



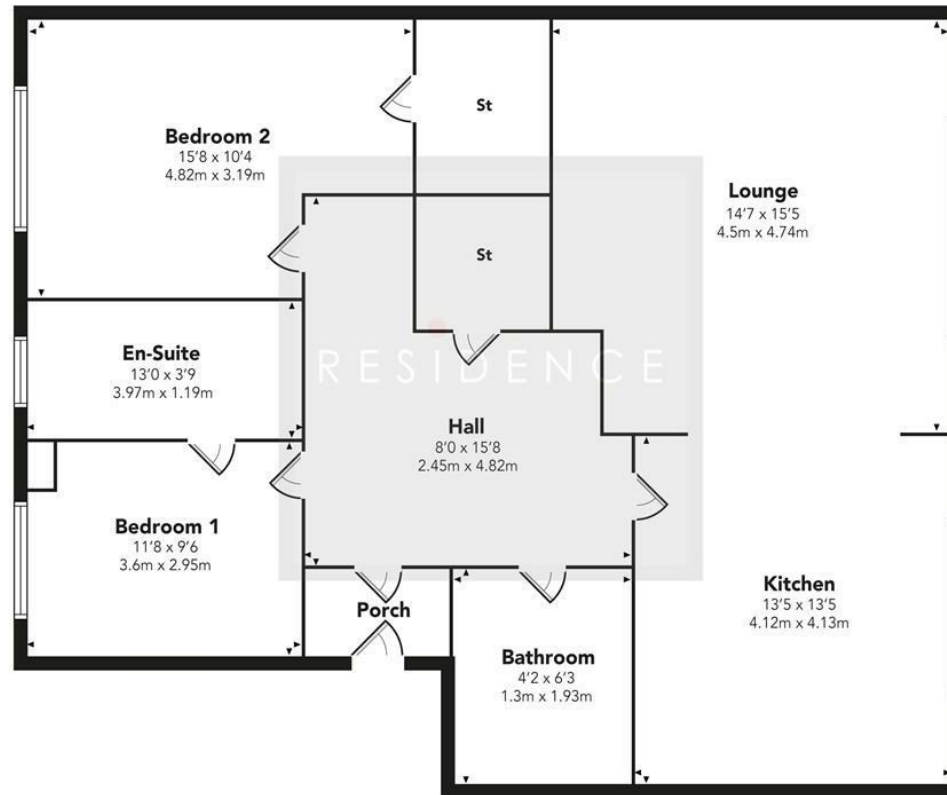
968.75 sq ft | EER = C



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Quarry Street



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.