



RESIDENCE

30B Cadzow Street, , ML3 6DG

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE





3 Bedrooms | 2 Public Rooms | 1 Bathrooms

This beautifully presented and characterful three-bedroom duplex flat occupies a desirable position within the heart of Hamilton town centre. Offering an exceptional array of spacious, bright and beautifully proportioned apartments over two levels, the property combines traditional charm with versatile modern living and benefits from a private balcony enjoying elevated views across the town and beyond.

Accessed via a secure controlled entry system, the accommodation extends to a broad and welcoming reception hallway, with a cleverly concealed staircase positioned behind a sliding mirror leading to the upper level. The main floor comprises a generous formal lounge, spacious breakfasting kitchen, three well-proportioned bedrooms, with bedroom three featuring a mezzanine sleeping area, and a fitted family bathroom.

The upper level is undoubtedly a standout feature, revealing an impressive and exceptionally spacious living/dining room, flooded with natural light from Velux windows. This magnificent apartment offers tremendous flexibility and could alternatively be utilised as a substantial fourth bedroom if required. There is also a convenient WC and access to the private balcony, providing a delightful outdoor retreat with far-reaching views.

Further features include gas central heating, double glazing, secure entry, communal rear gardens and an allocated parking space.

Cadzow Street enjoys a highly central location within Hamilton, with an excellent selection of shops, restaurants, bistros and bars on the doorstep. The town offers superb shopping and leisure facilities, including golf courses, swimming pools, gyms and parks. Excellent bus and rail services connect to surrounding towns and cities, including Glasgow and Edinburgh, while the nearby M74 motorway provides convenient access throughout the central belt and beyond.

Early viewing is highly recommended to appreciate the character, space and versatility of this unique home.



1808.34 sq ft | EER = D



RESIDENCE





RESIDENCE

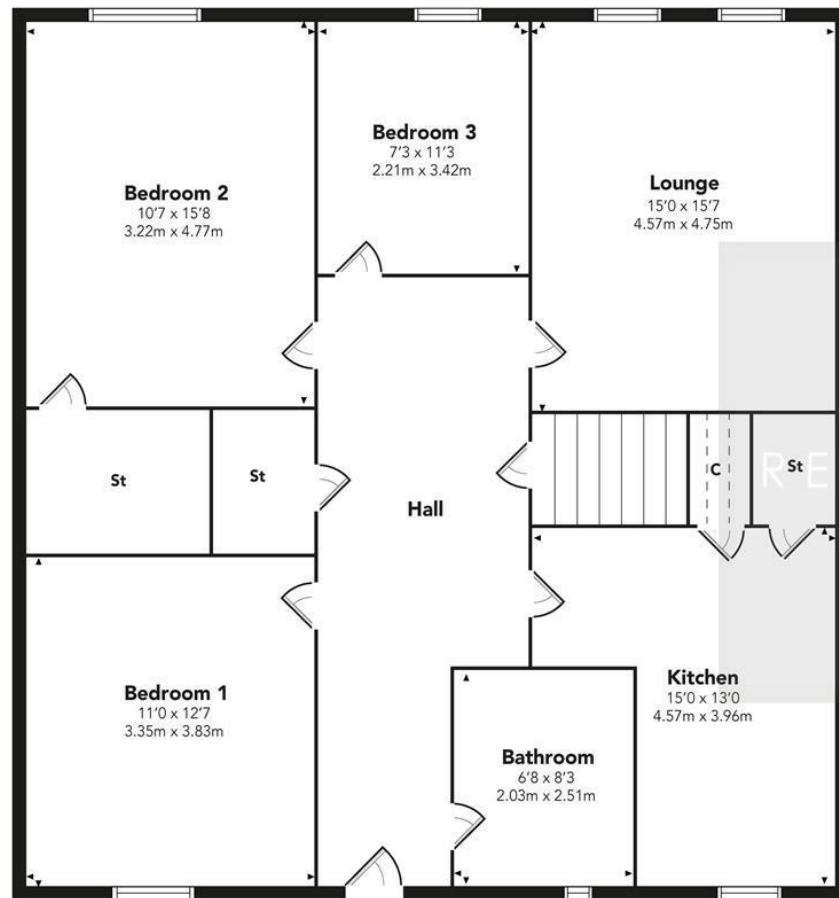




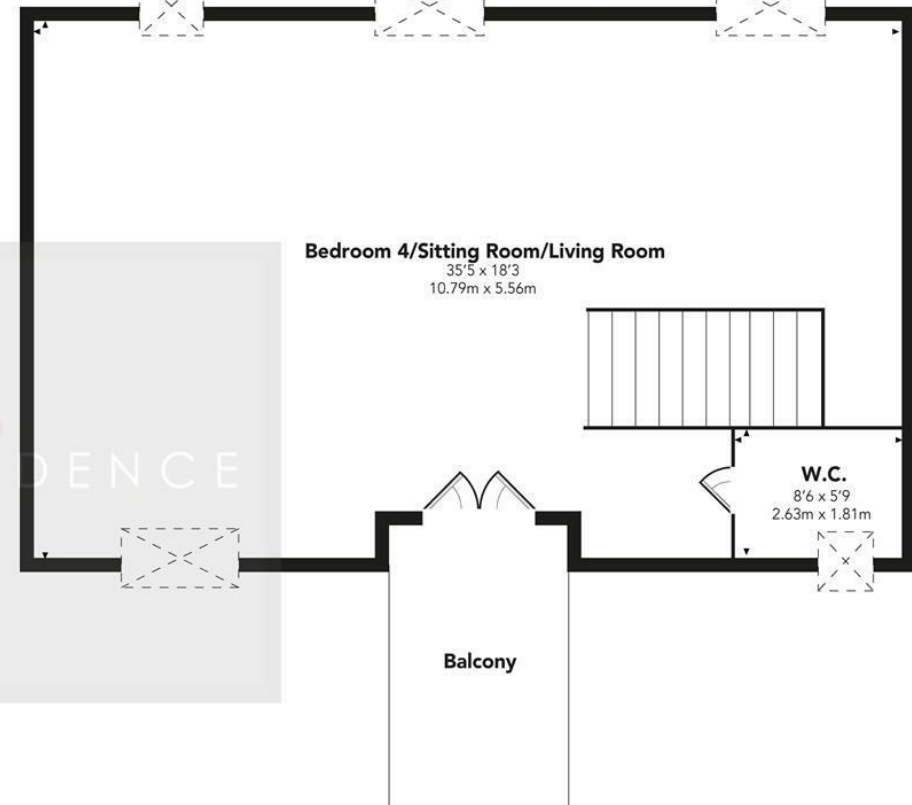


Cadzow Street

GROUND FLOOR



FIRST FLOOR



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.