



RESIDENCE

57A Portland Place, Hamilton, ML3 7LA

www.residencestateagents.co.uk



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



Located conveniently close to all amenities at Hamilton Town Centre, this sure to be popular two-bedroom ground floor flat will appeal to either a first-time buyer or someone looking to downsize.

The apartments are situated within communal garden grounds, with residents' parking to the rear, whilst the building itself is entered via a security-controlled entry system.

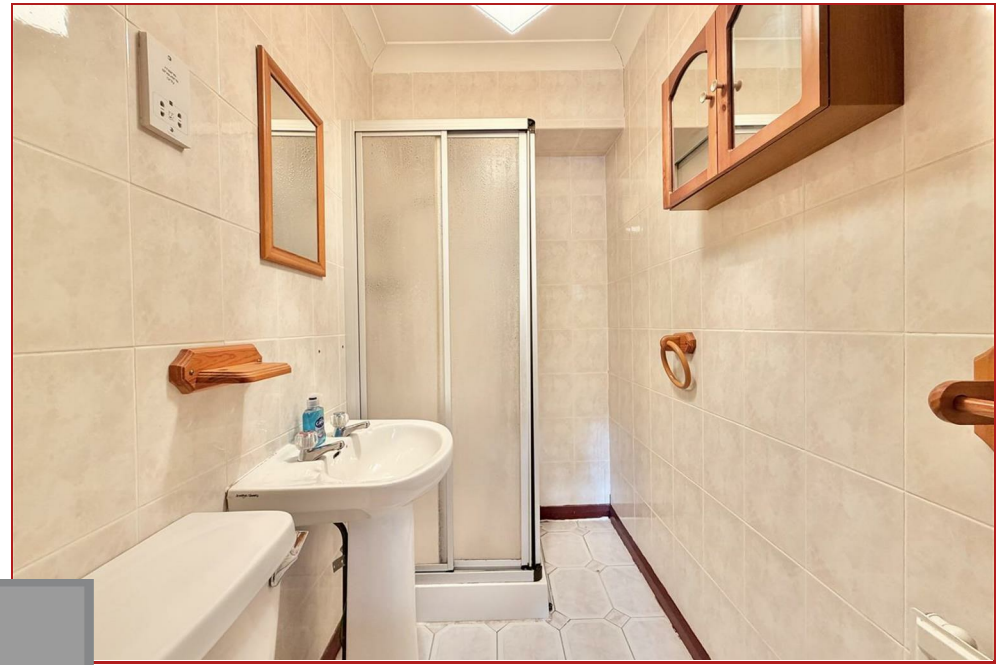
The accommodation comprises a welcoming hallway with storage, a spacious bay-windowed lounge/dining room with access to a fitted breakfast-sized kitchen, two double bedrooms, both with wardrobes, and a separate family bathroom. The principal bedroom also benefits from its own en-suite shower room.

Features of the flat include gas central heating and double glazing.

Early viewing is advised.

Portland Place offers a central location within Hamilton. The nearby town centre provides a wide range of shopping facilities, retail parks, and well-known high street retailers. Hamilton also boasts a variety of restaurants, bistros, and pubs, along with excellent recreational options such as swimming pools, golf courses, and gyms. For commuters, regular bus and train services connect to surrounding towns and cities, including Glasgow and Edinburgh.

710.41 sq ft | EER = C

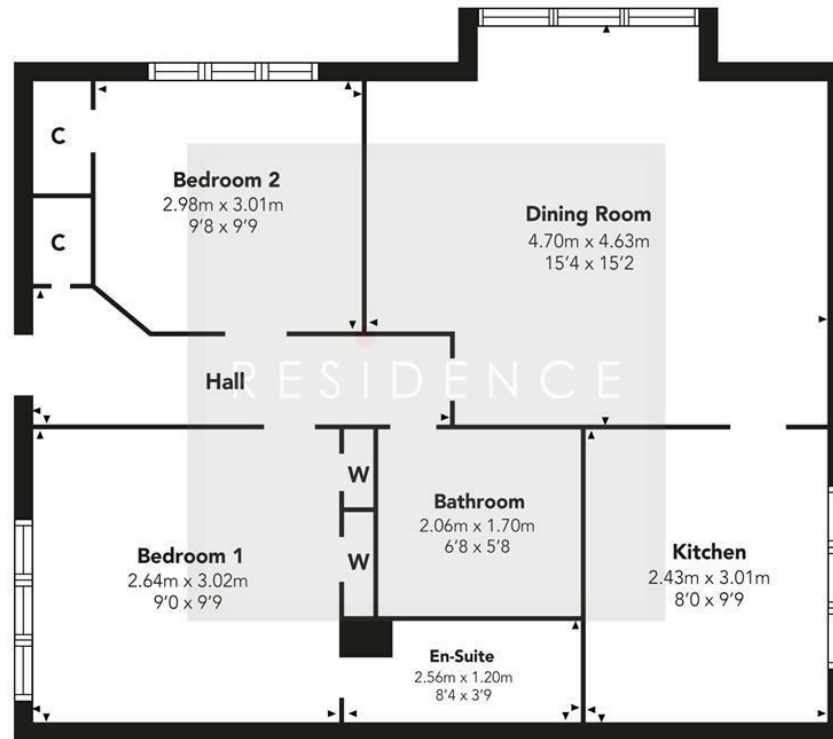


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors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