



RESIDENCE

63 Glebe Street, Hamilton, ML3 6UD

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Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





## 2 Bedrooms | 1 Public Rooms | 1 Bathroom

This sure to be popular 2 bedroomed main door upper cottage flat is located within the highly regarded Low waters district of the Town and is sure to appeal to either a first-time buyer or someone looking to downsize.

The accommodation comprises of an entrance vestibule with staircase leading to the upper landing, spacious lounge with aspects to front, modern fitted dining size kitchen with a range of base and wall mounted storage units with worktop surfaces and integrated appliances. The flat has 2 double bedrooms, one of which has mirror fronted wardrobes. There is a modern fitted family bathroom with 3 piece suite and tiled splashback.

Features of the flat include gas central heating, double glazing, a newly created driveway to the front and private section of gardens to the rear.

Glebe Street is popular locale within the Low Waters area of 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 including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.



775.00 sq ft | EER = C



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## Glebe 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.