



RESIDENCE

29 The Paddock, Hamilton, ML3 0RF



Viewing by appointment with Residence Hamilton

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





2 Bedrooms | 1 Public Rooms | 2 Bathrooms

This rarely available, beautifully presented two-bedroom luxury ground floor apartment enjoys a peaceful setting within a highly sought-after development, offering attractive open views over Hamilton Racecourse, Strathclyde Park Golf Course and beyond whilst remaining conveniently close to a wide range of local amenities.

The Paddock is widely regarded as one of Hamilton's premier luxury flatted developments, ideally positioned on Bothwell Road. The development benefits from professionally maintained communal gardens, allocated resident and visitor parking, a secure entry system leading to an impressive residents' foyer, and lift access to all floors.

Enjoying a peaceful ground floor position within the development, this impressive apartment offers generous and well-proportioned living space, highlighted by a striking box bay window in the lounge and a bright, dual-aspect dining kitchen. The development also benefits from professionally maintained communal areas.

The accommodation comprises a welcoming and spacious entrance hallway with excellent storage, a well-proportioned lounge with ample space for dining, and a fully integrated breakfasting kitchen complete with a range of built-in appliances. There are two generous double bedrooms, including a principal bedroom with fitted wardrobes and a contemporary en-suite shower room. A stylish three-piece family bathroom completes this superb ground floor home.

Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming pools, gyms and parks.



1119.45 sq ft | EER = C

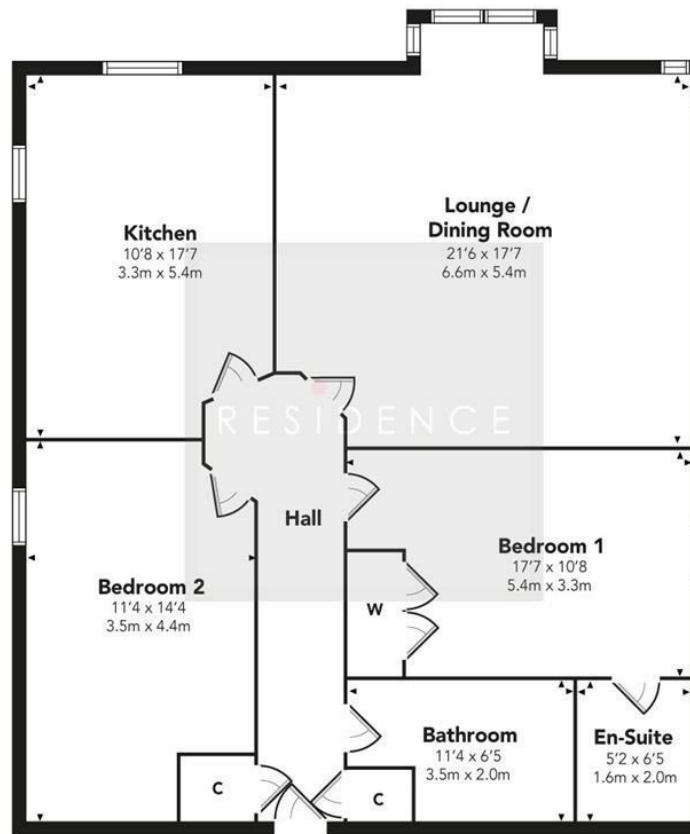


RESIDENCE





The Paddock



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.