



RESIDENCE

19 Tay Gardens, Hamilton, ML3 8TG

www.residencestateagents.co.uk



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



This well-presented two-bedroom mid-terrace villa enjoys a pleasant outlook over a pedestrian-only frontage, offering a peaceful and attractive setting. The property would make an ideal first-time purchase or may also appeal to those looking to downsize.

Internally, the accommodation comprises a welcoming hallway with a useful understairs storage cupboard. The bright and spacious lounge benefits from aspects to the front and provides open-plan access to a modern, fitted dining-size kitchen. The kitchen enjoys views to the rear and offers direct access via an outer door to the rear garden.

On the upper level, there are two well-proportioned bedrooms, both featuring fitted wardrobes, along with a fitted family bathroom.

Further features of the property include gas central heating, double glazing, and well-maintained gardens to both the front and rear.

Hamilton town centre is a well-connected hub offering a wide range of amenities. It features an excellent selection of high street retailers, independent shops, cafés, bars, and restaurants, as well as major supermarkets. The area is home to the Regent Shopping Centre and benefits from regular farmers' markets and local events.

Hamilton also provides strong transport links, including train stations with direct services to Glasgow and beyond, making it popular with commuters. In addition, there are several leisure facilities, parks, and historical attractions nearby, contributing to a balanced lifestyle combining convenience with green space.



699.65 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.