





Flat - Purpose Built (EPC Rating: C)

85 PARK ROAD, HAMILTON, ML3 6PD

Offers over

£120,000

FEATURES

- Beautiful Category B listed building
- Spacious hallway
- Two double bedrooms with wardrobes
- South-facing communal garden
- Immaculate walk-in condition
- Bright & airy throughout
- Kitchen with white goods included
- Excellent location close to Hamilton Station

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SWEET HOME

2 Bedroom Flat - Purpose Built located in Hamilton

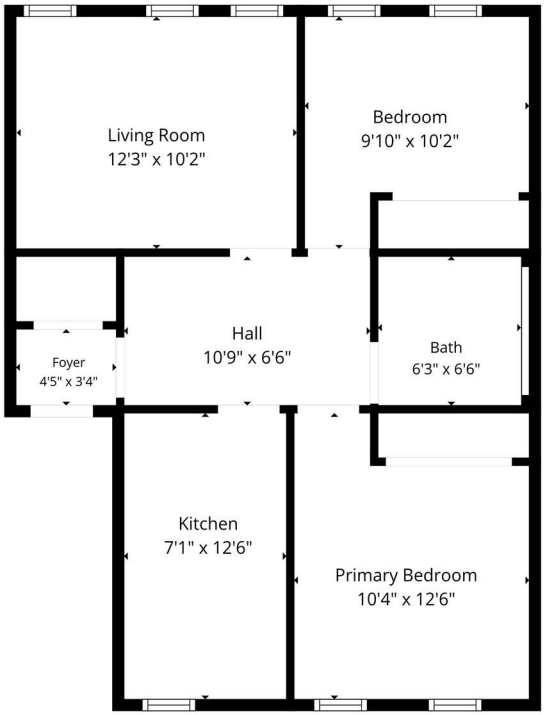
Sweet Home Scotland is delighted to present this immaculate ground floor flat, set within a beautiful Category B listed building on Park Road, Hamilton. Presented in true walk-in condition, this charming property combines character and comfort with bright, airy interiors, making it an ideal choice for first-time buyers, downsizers or those seeking a conveniently located home.

Upon entering, you are welcomed by a communal close and a few steps which lead up to the flat. As you enter there is a spacious entrance hallway, complete with a useful storage cupboard and providing access to all rooms within the property.

The cosy living room is a welcoming space to relax and unwind, enhanced by an abundance of natural light that creates a bright and inviting atmosphere throughout the day.

The kitchen offers a range of fitted units and work surfaces, with white goods included, providing practicality and convenience for everyday living.

There are two generously proportioned double bedrooms, both benefiting from fitted wardrobes and offering excellent storage space. Additional storage is available in the cellar beneath the flat. The



Total: 610 sq. ft
1st Floor: 610 sq. ft
Excluded Areas: Walls: 54 sq. ft

Disclaimer: Measurements May Be Highly Reliable But Not Exact.

Call us on

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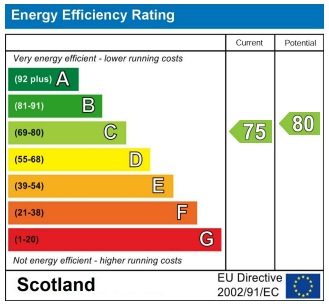
https://sweet-home.co.uk/

Council Tax Band

C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.