



Quarry Street, Hamilton
Offers Over £69,995

One Bedroom Flat | Freehold

Bright and Spacious One-Bedroom Top Floor Flat in Hamilton Town Centre

Nestled in the heart of Hamilton town centre, this charming one-bedroom top-floor flat offers bright, airy living spaces, perfect for first-time buyers, downsizers, or buy-to-let investors. With high ceilings, fresh neutral décor, and newly installed laminate flooring throughout, this flat is move-in ready and provides a welcoming, contemporary living environment.

The internal accommodation comprises a spacious and inviting reception hallway, complete with a storage cupboard, leading to a stunning triple-windowed lounge that floods the space with natural light. The well-appointed kitchen features a selection of base and wall-mounted units, offering ample storage and functionality. The double bedroom is generously sized and benefits from mirrored wardrobes, providing additional storage solutions. A modern bathroom with an over-bath shower completes the internal layout.

Further benefits include gas central heating, ensuring a warm and energy-efficient home, as well as double glazing throughout.

Location

Situated in the vibrant town centre of Hamilton, this property boasts an enviable location with a wealth of amenities at your doorstep. Hamilton offers excellent shopping facilities, diverse restaurants, bistros, and pubs, as well as sports amenities including gyms, swimming baths, parks, and golf courses.

For commuters, the flat is ideally placed with regular bus and train links to nearby towns such as East Kilbride, Motherwell, Glasgow, and Edinburgh. The nearby M74 motorway also provides convenient road links across the West of Scotland, making this an ideal home for professionals and families alike.

This exceptional flat combines convenience, style, and comfort, making it a must-see for those looking for a central location in a thriving community. Early viewing is highly recommended.

Council Tax Band: A

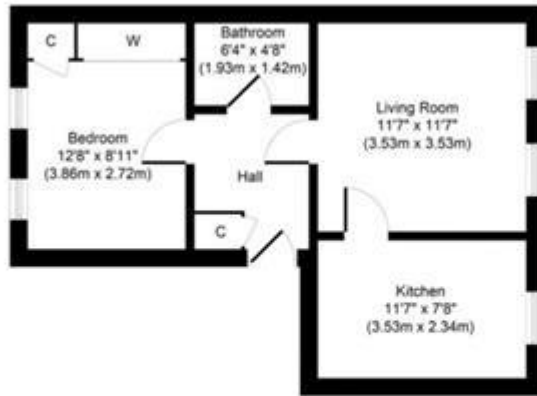
Tenure: Freehold

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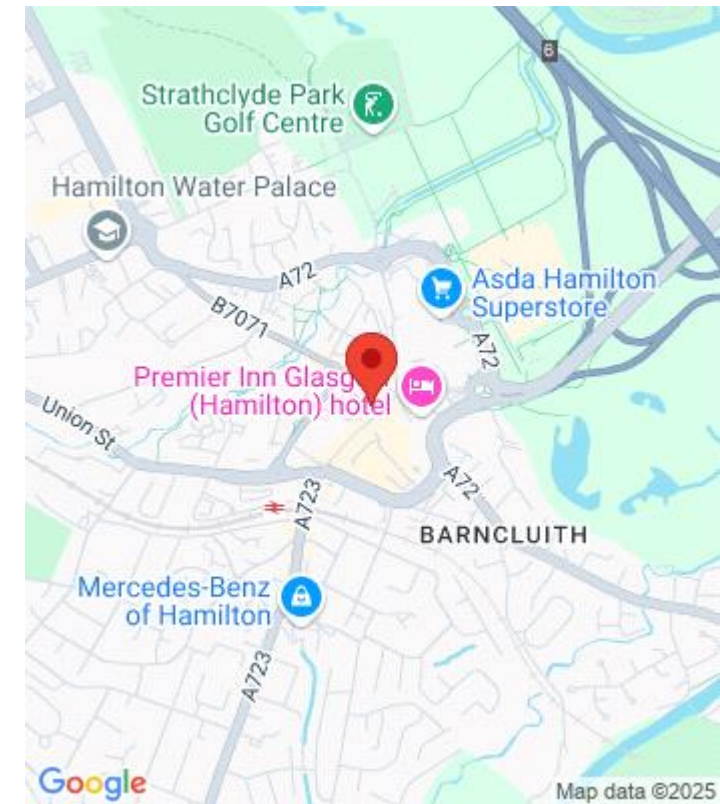


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Approximate Floor Area
436 Sq. ft.
(40.5 Sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
68	77	67	79
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)