



Wellbrae Road, Hamilton, South Lanarkshire
Offers Over £67,995

Two Bedroom Ground Floor Flat | Freehold

Bohome Estate Agents presents this well-proportioned two-bedroom ground-floor flat, situated in a highly sought-after area of Hamilton. Offering spacious interiors and excellent potential, this property is ideal for first-time buyers, downsizers, or investors looking for a home they can personalise to their taste.

The property comprises a large hallway leading to a bright and airy lounge, which provides a comfortable living space and flows seamlessly into the well-sized dining kitchen. Overlooking the communal rear garden, the kitchen offers plenty of space for dining and storage.

Both double bedrooms are generously proportioned, allowing for freestanding furniture and flexibility in layout. The family bathroom serves the property well, and with some updating, could be transformed into a modern space.

The property benefits from neutral décor throughout, gas central heating, and double glazing, ensuring warmth and energy efficiency.

Location

Wellbrae Road is located in a highly desirable residential pocket of Hamilton, offering easy access to local amenities, transport links, and schools. Hamilton town centre is just a short distance away, providing a variety of shops, supermarkets, cafés, and restaurants.

For commuters, Hamilton Central and Hamilton West train stations offer direct routes to Glasgow and beyond, while regular bus services and excellent road links, including the nearby M74 motorway, make travel easy. The property is also close to Strathclyde Country Park, providing fantastic outdoor space for walking, cycling, and leisure activities.

With its great location, spacious rooms, and scope for improvement, this property presents an excellent opportunity for buyers looking to create their ideal home.

Council Tax Band: A

Tenure: Freehold

Parking options: On Street

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains



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.



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