



St. Giles Way, Hamilton, South Lanarkshire
Offers Over £69,995

Two Bedroom Ground Floor Flat | Freehold

Bohome Estate Agents is delighted to present this well-proportioned two-bedroom ground-floor flat, offering generous living space in a sought-after area of Hamilton. With modern upgrades and fresh décor throughout, excellent transport links, and a prime school catchment, this home is an ideal choice for first-time buyers, investors, or downsizers looking for a move-in-ready property.

Upon entering, the welcoming hallway leads to a bright and spacious open-plan lounge and dining area, providing a comfortable setting for both relaxation and entertaining. The adjoining kitchen is well-equipped with a range of base and wall-mounted units, an electric oven and hob, and a free-standing fridge freezer, and washing machine. A window overlooking the communal garden allows natural light to fill the space.

Both double bedrooms are generously sized, offering ample room for freestanding furniture, with the master bedroom benefitting from a double mirrored wardrobe. The newly fitted modern bathroom is complete with white sanitary ware, chrome finishes, and an electric shower. The property also includes two large storage cupboards in the hallway, new electric heaters, fresh carpets and flooring, new blinds, and double-glazed windows throughout, ensuring energy efficiency and comfort.

Externally, residents benefit from off-street parking and a well-maintained communal garden, providing a shared outdoor space.

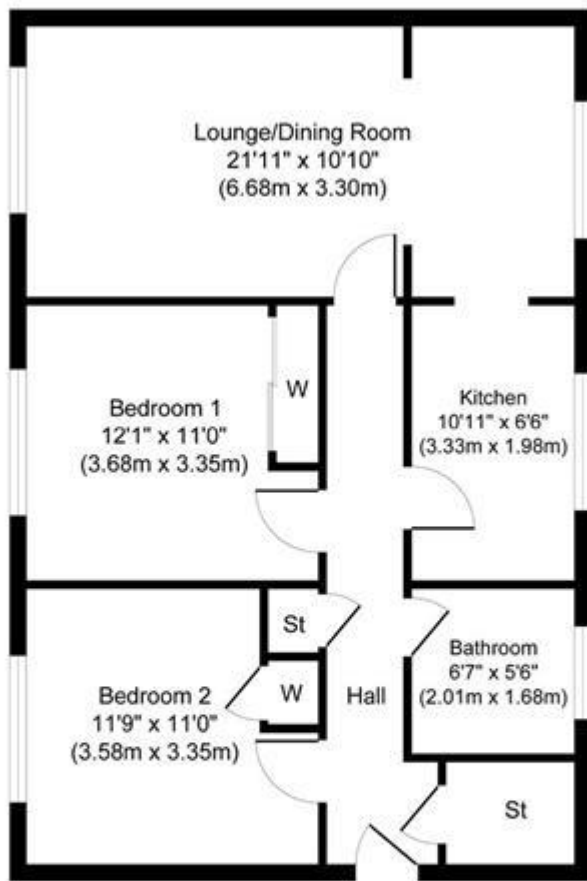
Situated in a desirable residential area, this flat is within easy reach of local shops, supermarkets, cafés, and leisure facilities. Hamilton town centre is just a short distance away, offering a variety of retail and dining options. Excellent transport links include nearby bus routes and Hamilton’s train stations, providing direct access to Glasgow and beyond. The M74 motorway is also easily accessible, making commuting simple and convenient.

This well-presented property offers an excellent opportunity to secure a stylish home in a fantastic location. Contact Bohome Estate Agents today to arrange a viewing.

Council Tax Band: A
Tenure: Freehold
Parking options: On Street, Residents
Garden details: Communal Garden



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/fitings 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
734 sq. ft
(68.19 sq. m)

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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)		