



Low Waters Road, Hamilton, South Lanarkshire Offers Over £79,995

Two Bedroom Flat | Freehold **SSTC**

Bohome Estate Agents presents this spacious and well-maintained two-bedroom maisonette, set within a traditional blonde sandstone building in a convenient part of Hamilton. Spanning from the front to the rear of the building, the property enjoys a well-proportioned layout across two levels, along with allocated parking and neutral interiors throughout.

Accessed from the rear of the building via a shared car park, the entrance is tucked away and benefits from an external storage cupboard and a small private terrace, perfect for a morning coffee or evening unwind. Inside, a welcoming hallway leads to the bright, front-facing lounge, complete with laminate flooring, a feature fireplace, and an open-plan staircase that enhances the flow of the space.

Toward the rear, two small steps lead up to the main bathroom, finished with white wooden wall panelling, a bath with overhanging shower, and chrome fittings. At the end of the hall, the kitchen offers ample base and wall-mounted units, an electric oven, gas hob, and a window overlooking the rear of the property. The neutral décor throughout creates a move-in-ready home with a clean, bright feel.

Upstairs, the property boasts two generous double bedrooms, one with built-in storage, both filled with natural light and offering excellent space and flexibility.

Further benefits include gas central heating, double glazing, and an allocated parking bay within the rear car park.

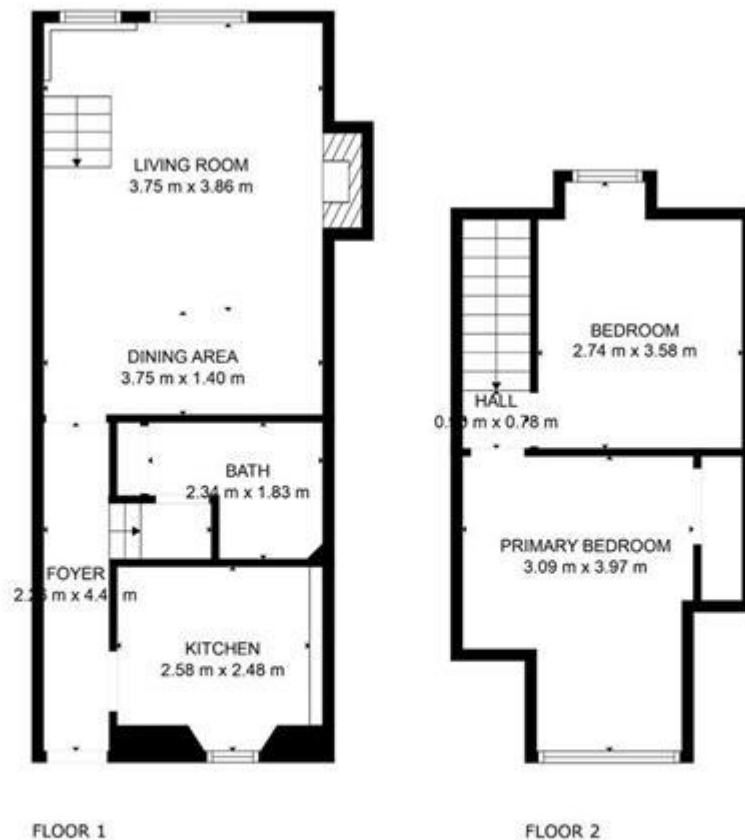
Located on Low Waters Road, the property is well-positioned for easy access to Hamilton's local amenities, including a bakery, butcher, convenience store, Greggs, cafés and additional independent shops just a short stroll away. Public transport and road links nearby provide excellent access to surrounding towns and Glasgow city centre, making this an ideal home for commuters or those seeking central convenience.

Council Tax Band: B

Tenure: Freehold



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/fittings 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.



TOTAL: 60 m²
 FLOOR 1: 37 m²; FLOOR 2: 23 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², LOW CEILING: 2 m²

FLOOR PLAN CREATED BY CUBICISA APP MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

