



**Flat 2/1, 40 Low Waters Road
Offers Over £57,000**

One Bedroom Flat | Freehold

Be fast on this one!

This one-bedroom upper apartment is not to be missed, whether you're a first-time buyer stepping onto the property ladder or a buy-to-let investor seeking a smart addition to your portfolio. With the market moving so quickly, blink and it will be gone.

Set on the top floor, this delightful property features an open-plan lounge, kitchen, and dining area, creating a bright and functional living space. The boutique-style kitchen is cleverly designed, offering base and wall-mounted units, a breakfast bar for casual dining, and integrated appliances.

The double bedroom is generously sized, while the spacious bathroom includes a three-piece suite and tiled splash areas, offering both comfort and practicality.

Additional benefits include neutral décor throughout, communal gardens that are well maintained, on-street parking to the front, gas fired "Baxi Bermuda" back boiler, and double glazing, making this a comfortable and low-maintenance home.

Located within a popular pocket of Hamilton, this property provides easy access to a wide range of local amenities, including highly regarded schools, supermarkets, bars, restaurants, and Hamilton's main shopping centres. Excellent public transport links are nearby, with both Hamilton West and Central train stations offering services into Glasgow and beyond, while swift access to the M74 motorway network makes commuting throughout central Scotland simple and convenient.

Ideal for a young professional, a first home, or a buy-to-let investment, this one is definitely worth a closer look.

Thinking of selling? Book a free, no-obligation valuation with Bohome Estate Agents today and discover how we can help you achieve the best possible price for your home.

Call us, or follow [@BohomeEstateAgents](#) to arrange a viewing or FREE valuation.

Council Tax Band: B

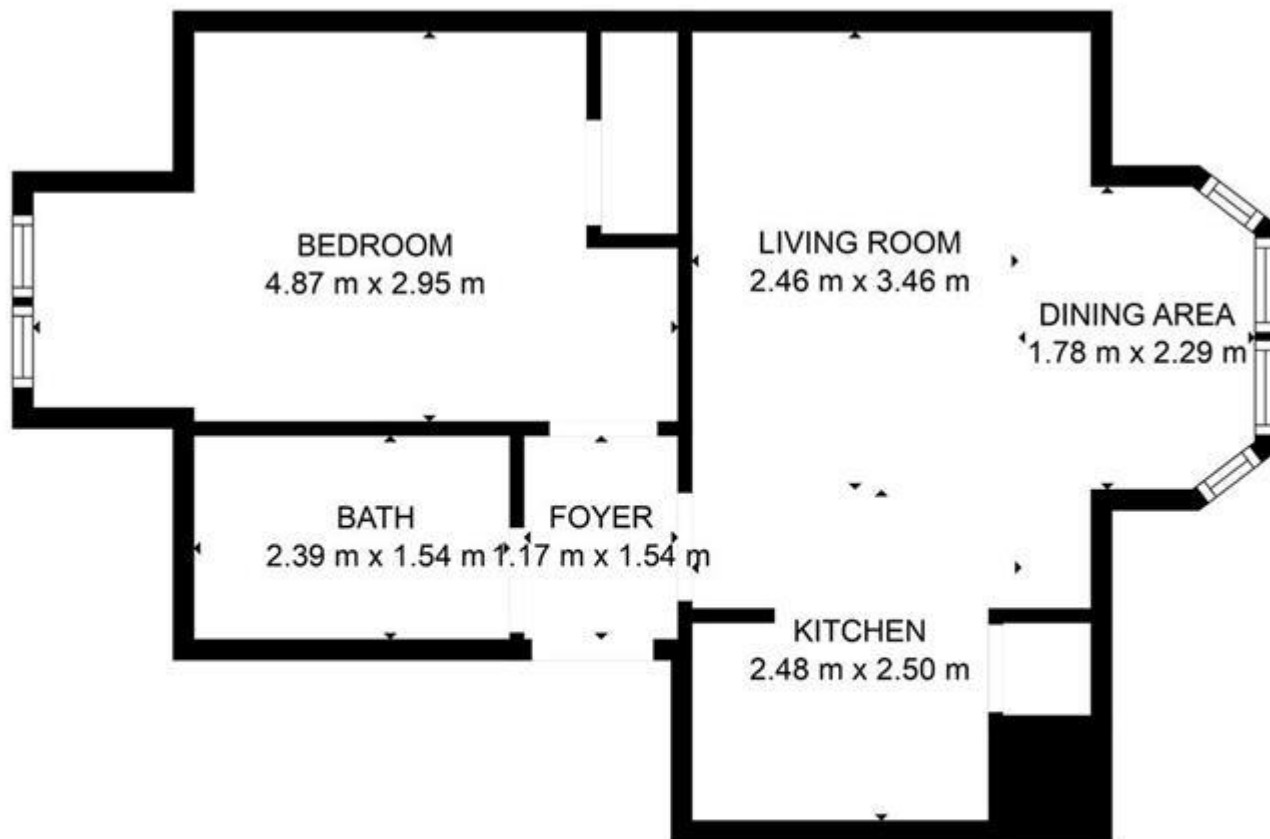
Tenure: Freehold

Parking options: On Street

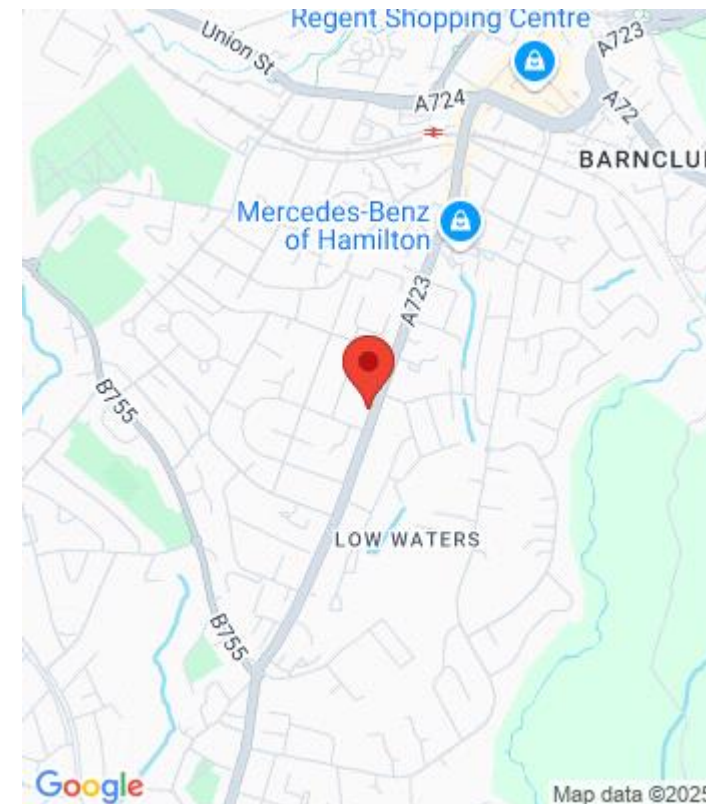
Garden details: Communal Garden



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/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: 37 m²
 FLOOR 1: 37 m²
 EXCLUDED AREAS: LOW CEILING: 3 m²
 FLOOR PLAN CREATED BY CUBESIA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D		67
(39-54) E	47		(39-54) E	42	
(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)		