



Kemp Street, Hamilton Offers Over £100,000

2 bedroom flat for sale | Freehold

This freshly decorated two-bedroom raised ground-floor flat is positioned in a prime central location, just a stone's throw from Hamilton Central Train Station. Ideal for first-time buyers, downsizers, or buy-to-let investors, the property offers bright and well-balanced accommodation with excellent local amenities on the doorstep.

Set on the corner of Kemp Street, the flat enjoys a bay-windowed lounge raised above street level, offering both privacy and a great view down the street, perfect for watching the world go by. The interior is filled with natural light, with fresh décor throughout. There are two bedrooms, a hallway storage cupboard, and a spacious kitchen with ample room to dine. The kitchen itself is fitted with high-gloss white cabinets, a black worktop, and a mix of wall and base units offering great storage. A walk-in shower room completes the apartment.

Further benefits include gas central heating, newly installed double-glazed windows, and residents' parking to the rear with one allocated space.

Located right in the heart of Hamilton, the flat is within walking distance of shops, supermarkets, cafés, restaurants, and bars, with nearby Hamilton Central providing direct rail links to Glasgow and beyond. Local bus services are also frequent, and the M74 motorway is easily accessible for commuters. The area is well served by both primary and secondary schools, and you'll find parks and green spaces close by, including Strathclyde Park and Hamilton's town centre gardens.

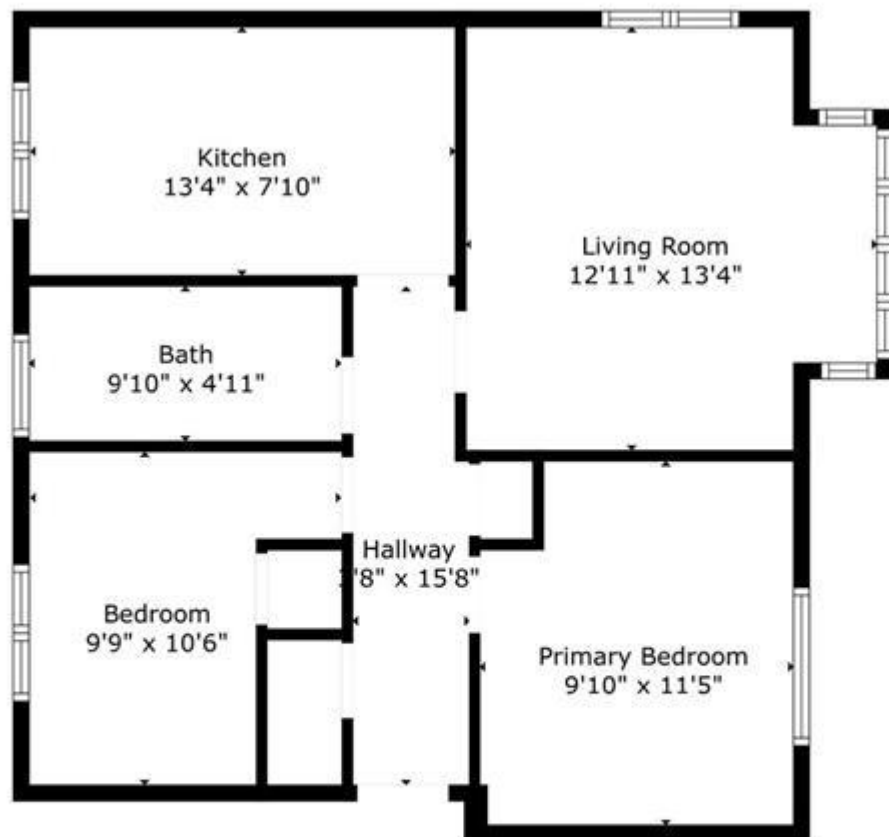
This is a fantastic opportunity to secure a centrally located flat in a vibrant and well-connected part of town. Early viewing is recommended.

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Council Tax Band: D
Tenure: Freehold
Parking options: Residents



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: 229 sq. ft
 FLOOR 1: 229 sq. ft
 EXCLUDED AREAS: PRIMARY BEDROOM: 111 sq. ft, BEDROOM: 92 sq. ft, UNDEFINED: 16 sq. ft,
 LIVING ROOM: 157 sq. ft
 WALLS: 53 sq. ft

Floor Plan Created By Cubicase 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		(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)	