



BOHOME
ESTATE AGENTS

Saffronhall Gardens, Hamilton **Offers Over £135,000**

2 bedroom apartment for sale | Freehold

This stunning two-bedroom top-floor apartment offers an abundance of natural light, thanks to its rare dual-aspect double doors with Juliet balconies in the open-plan lounge and kitchen area. The property is beautifully presented in walk-in condition and enjoys a prime location in the heart of Hamilton, tucked away behind Eat Italiano, perfect for weekend lunches or evening dining.

The spacious open-plan lounge and kitchen is a real highlight, with a breakfast bar for casual dining and a stylish fitted kitchen featuring integrated appliances including fridge, freezer, electric oven, hob with chrome stainless steel hood and splashback, and a washing machine. Dark oak finished laminate flooring runs throughout the apartment, adding warmth and a sense of continuity.

From the lounge/kitchen, double doors open to the hallway, giving access to two generously proportioned double bedrooms and a well-appointed bathroom complete with over-bath shower, white sanitary ware, chrome finishes, and a glass shower screen. The property further benefits from fresh décor, gas central heating, and double glazing throughout.

Externally, there is residents' parking to the rear, and the building enjoys a quiet yet incredibly convenient setting.

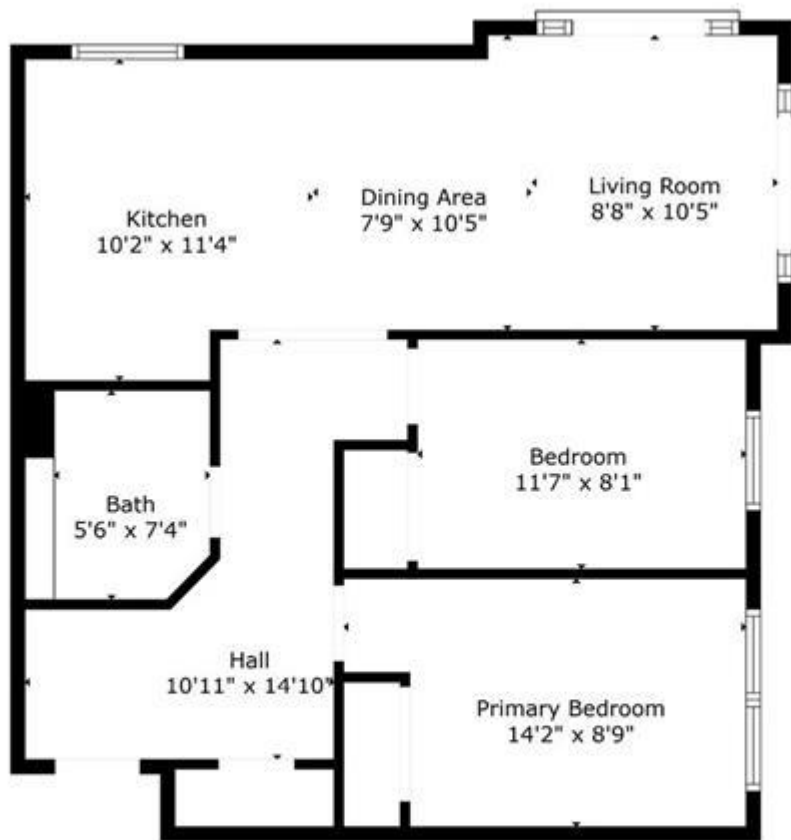
The location is ideal for those seeking a vibrant lifestyle, within walking distance of Hamilton West and Hamilton Central train stations, providing quick access to Glasgow and beyond. Fitness and leisure options are also on the doorstep, with David Lloyd Gym and Hamilton Water Palace just a short stroll away. Hamilton town centre offers a variety of shops, cafés, restaurants, and bars, while Strathclyde Park and Chatelherault Country Park are nearby for outdoor recreation. Excellent road links, including the M74, make commuting simple.

This is a fantastic opportunity for first-time buyers, downsizers, or buy-to-let investors seeking a stylish home in a sought-after, well-connected location.

Council Tax Band: C
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: 695 sq. ft
FLOOR 1: 695 sq. ft
WALLS: 55 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)		