



Balmore Drive, Hamilton
Offers Over £67,995

2 bedroom flat for sale | Freehold

Bohome welcomes to the market this well-presented two-bedroom ground-floor apartment, located in the ever-popular Balmore Drive, Hamilton. Offering spacious accommodation across one level, this attractive home is perfectly suited to first-time buyers, downsizers, or investors seeking a quality property in a desirable residential setting.

Upon entry, you're welcomed into the hallway providing access to all principal apartments. The generously sized dining lounge enjoys an abundance of natural light from large front-facing windows, with neutral décor creating a warm and inviting living space.

The modern kitchen is fitted with a range of wall and base units, offering excellent storage and worktop space. There is space for free-standing appliances, including a washing machine and fridge freezer.

There are two generously sized double bedrooms, each beautifully presented and complete with built-in wardrobes, providing excellent storage for clothing, linens, and personal items. The bathroom features a contemporary white three-piece suite with an overhead shower, complemented by chrome fittings, neutral décor, and stylish wet wall panelling.

The hallway includes a large walk-in cupboard as well as an additional separate storage cupboard, further enhancing the practicality of the home.

Externally, the property is set within well-maintained communal gardens and benefits from on-street while the ground-floor position adds to the ease and accessibility of daily living.

Balmore Drive is a sought-after and peaceful location within Hamilton, offering a quiet setting while still being close to excellent amenities. The property is well placed for public transport, with Hamilton West and Hamilton Central train stations both nearby, providing regular services to Glasgow and beyond. There are also frequent bus services and easy access to the M74 motorway, making it ideal for commuters.

Families will appreciate the selection of well-regarded local schools, including St. Ninian's Primary, Woodside Primary, and Hamilton Grammar School, all within easy reach. The area also offers access to early years facilities and secondary education, making it a strong choice for buyers with children.

Early viewing is highly recommended to appreciate the space, setting, and value this home offers.

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

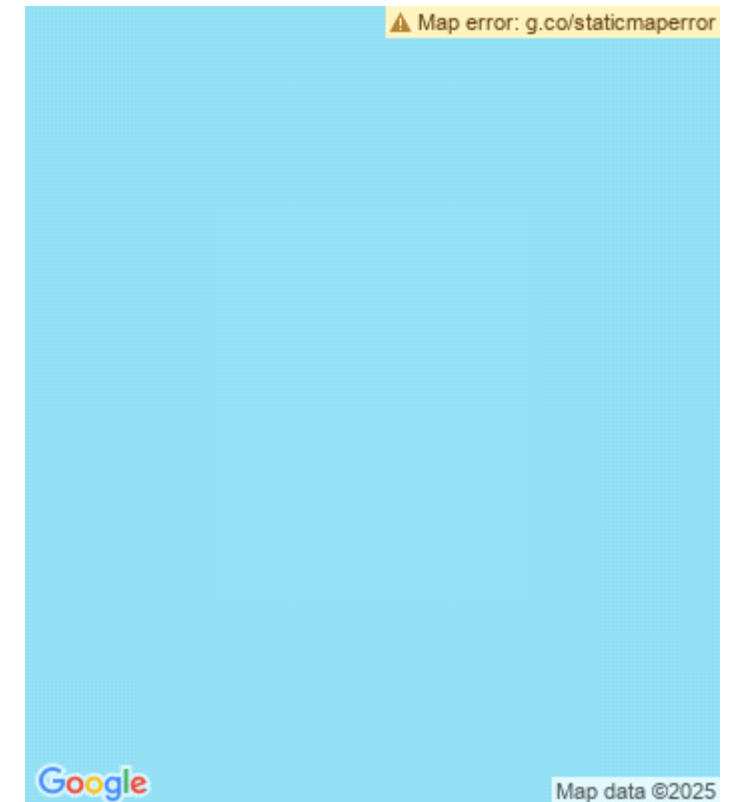


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Approximate Floor Area
732 sq. ft
(68.04 sq. m)

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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-)	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)	