



Grace Wynd, Hamilton
Offers Over £135,000

2 bedroom flat for sale | Freehold

This well-proportioned two-bedroom first-floor apartment is located within the ever-popular Grace Wynd development, perfectly positioned just a stone's throw from Hamilton Central Station and the town centre. Offering generous accommodation, excellent storage, and private parking, the property represents an ideal purchase for first-time buyers, downsizers, or investors seeking a well-connected and spacious home.

The accommodation begins with a bright entrance hallway laid with laminate floor coverings and featuring a useful storage cupboard, attic access, and entry to all rooms. Double doors lead into the spacious lounge, a comfortable front-facing room with neutral décor, fitted carpet, and a focal-point electric stone fireplace.

The kitchen sits off the hallway and offers ample space to dine. It features tiled flooring, an integrated fridge freezer, electric oven, gas hob with chrome cooker hood, tiled splashback, integrated washing machine, and a range of wall and base cabinets. While perfectly functional, the kitchen offers scope for upgrading to suit modern tastes.

There are two well-proportioned double bedrooms. The principal bedroom features sliding mirrored wardrobes and a private en-suite shower room. The second bedroom also offers generous space for freestanding furniture. A separate family bathroom completes the accommodation.

Externally, residents benefit from an allocated parking space and additional visitor bays.

Grace Wynd is superbly located in the heart of Hamilton, just around the corner from the town's busiest street, home to boutique cafés, bakeries, restaurants, and independent shops. Hamilton Retail Park, several supermarkets, and the David Lloyd Club are all close by, as well as Strathclyde Park and Hamilton Palace Grounds. Commuters enjoy unrivalled transport convenience with Hamilton Central Station only a short walk away and excellent road links to the M74 for travel throughout Lanarkshire and into Glasgow. The area is well served by highly regarded primary and secondary schools, making this a desirable setting for a wide range of buyers.

Early viewing is recommended.

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: 678 sq. ft
 Ground floor: 678 sq. ft
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, WALLS: 56 sq. ft

Floor Plan Created By Cubicup 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)		