



St. Giles Park, Hamilton Offers Over £65,000

2 bedroom flat for sale | Freehold

This well-proportioned two-bedroom second-floor flat is located within the popular St. Giles Park area of Hamilton and offers an excellent opportunity for buyers looking to modernise and add value. Extending to circa 753 sq ft, the property provides generous living space, good storage, and a convenient town location.

The accommodation is entered via a welcoming hallway which benefits from three large storage cupboards, providing excellent practical space. The lounge and dining area is bright and spacious, offering ample room for both seating and dining furniture, making it ideal for everyday living and entertaining.

The kitchen is positioned off the living space and is fitted with a range of base and wall-mounted units, an electric oven, and hob, and space for freestanding appliances including a fridge freezer and washing machine. While functional, the kitchen would benefit from upgrading, allowing a new owner to personalise the space to their own taste.

Both bedrooms are well proportioned, offering plenty of room for freestanding furniture. The family bathroom has already been modernised and is fitted with white sanitary ware, chrome finishes, an over-bath shower and glass shower screen.

Further benefits include gas central heating, double-glazed windows throughout, and on-street parking available nearby. Communal garden grounds can be found for residents to enjoy.

St. Giles Park enjoys a convenient setting within Hamilton, close to a wide range of local amenities including supermarkets, cafés, retail parks and leisure facilities. Hamilton town centre is nearby, as are Hamilton Central and Hamilton West train stations, providing regular services to Glasgow and beyond. The M74 motorway is easily accessible, making this an ideal location for commuters.

An excellent opportunity for first-time buyers, investors, or those seeking a project in a popular Hamilton location, early viewing is recommended to appreciate the space and potential on offer.

Council Tax Band: A

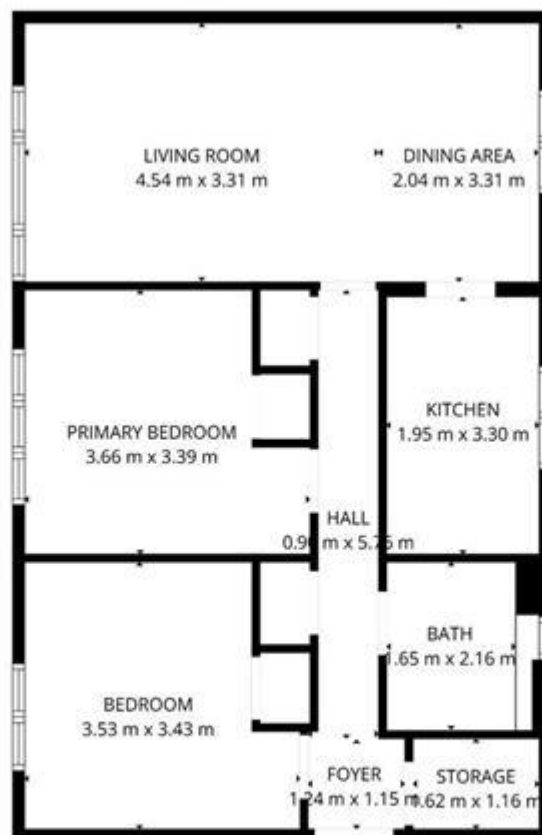
Tenure: Freehold

Parking options: On Street

Garden details: Communal Garden

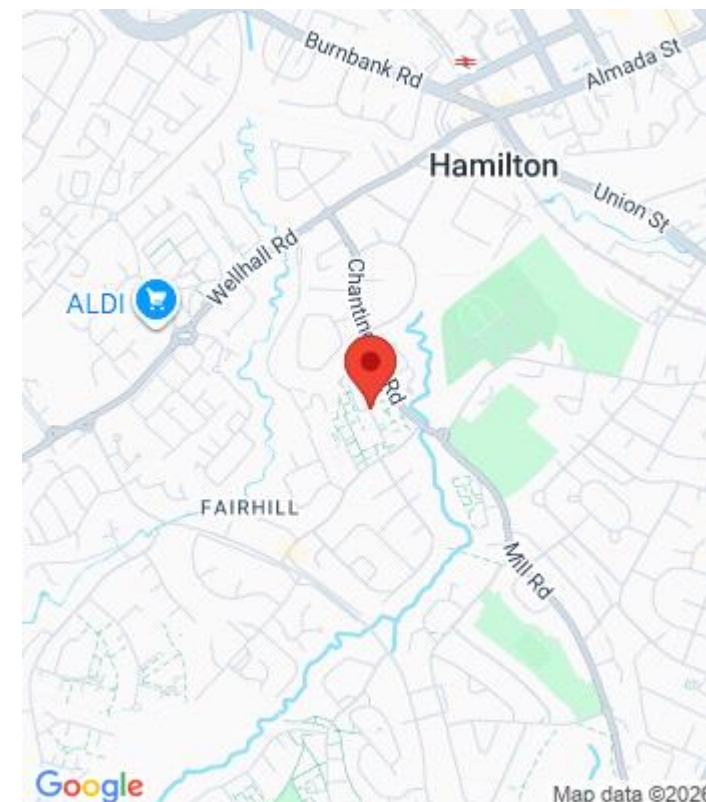


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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: 66 m2
 Ground floor: 66 m2
 EXCLUDED AREAS: STORAGE: 2 m2, WALLS: 5 m2

FLOOR PLAN CREATED BY CONCRETA APP. MEASUREMENTS APPROXIMATE. V. VELLERIA (LUT) 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 (CO₂)