



Woodside Walk, Weavers Court, Hamilton Offers Over £125,000

2 bedroom apartment for sale | Freehold

Located within the popular and well-established Weavers Court retirement development in central Hamilton, this two-bedroom first-floor apartment offers well-proportioned accommodation with excellent potential for upgrading, allowing buyers to modernise to their own taste.

Originally built by McCarthy and Stone, the development is designed to provide a safe, sociable and supportive living environment for residents. Facilities include an in-house manager, lift access to all floors, 24-hour emergency response system, residents' lounge, laundry facilities and guest accommodation for visiting family members.

The property itself comprises a welcoming entrance hallway with useful storage. The spacious dining lounge is bright and well proportioned, offering ample space for both seating and dining. The kitchen is functional in its current form but would benefit from updating, presenting an excellent opportunity to add value.

There are two bedrooms, offering flexibility for guest accommodation or a separate dining or hobby room if preferred. The bathroom completes the accommodation and, while serviceable, may also benefit from modernisation.

Further features include secure entry system, double glazing, electric heating, residents' parking and well-maintained communal gardens.

Weavers Court is ideally positioned within walking distance of Hamilton town centre and the train station, providing easy access to a wide range of amenities including high-street retailers, supermarkets, cafés, restaurants, cinema, leisure facilities and healthcare services. Excellent public transport links connect to surrounding towns and cities including Motherwell, East Kilbride, Strathaven, Glasgow and Edinburgh, with the nearby M74 motorway providing convenient road access throughout central Scotland.

This property represents an excellent opportunity to acquire a well-located retirement apartment with scope to upgrade and personalise, and early viewing is recommended.

Council Tax Band: D

Tenure: Freehold

Parking options: Residents

Garden details: Communal Garden

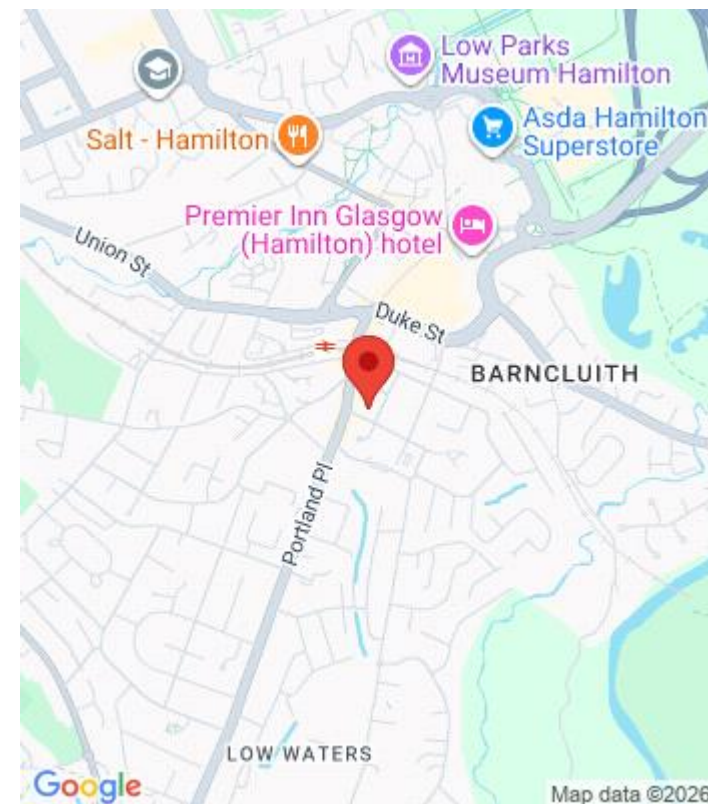


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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: 721 sq. ft
Ground floor: 721 sq. ft
EXCLUDED AREAS: FIREPLACE: 4 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92+) A			(92+) A		93
(81-91) B			(81-91) B	91	
(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)		