



**Fleming Way, Hamilton**  
**Offers Over £39,995**

2 Bed Flat | Freehold



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.

Located within a popular locale in Hamilton lies this spacious two-bedroom ground-floor flat.

On arrival at the property, there are on-street parking facilities for residents and visitors, as well as maintained communal gardens at the rear of the property that features a children's play area.

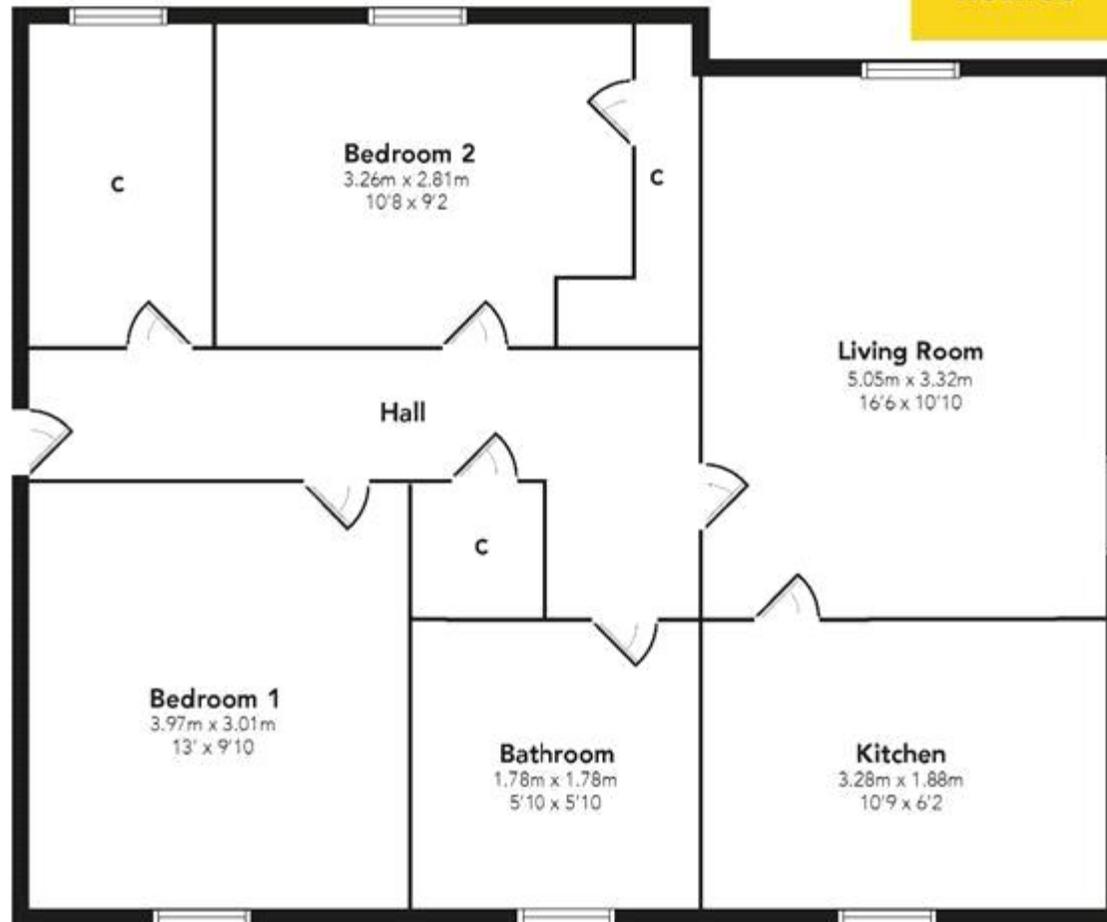
The property is entered via a secure entry system into a communal hallway giving access to the flat.

Internally the accommodation comprises a reception hallway, spacious living area, fully fitted kitchen, three-piece bathroom, and two double bedrooms.

## Location

Fleming Way is situated near a broad selection of amenities and schools making this a highly popular location within Hamilton. This area provides speedy access to the A725 which leads to East Kilbride, and the M74 and M8 motorways.

- Ground floor flat
- 2 Bedrooms
- Fitted Kitchen
- On street parking
  
- Fitted Bathroom
- Communal Gardens
- Close to amenities



Floorplans are indicative only - not to scale  
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