



**McPhee Court, Hamilton**  
**Offers Over £129,995**

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.

Occupying a superb position within a renowned and well-kept development lies this beautifully presented and well-proportioned two-bedroom flat. This simply stunning property would make a perfect opportunity for the first-time buyer market.

On arrival at the property, there are well-maintained factored communal gardens and excellent parking facilities for both residents and guests. Entrance to the property is via the secure entry door.

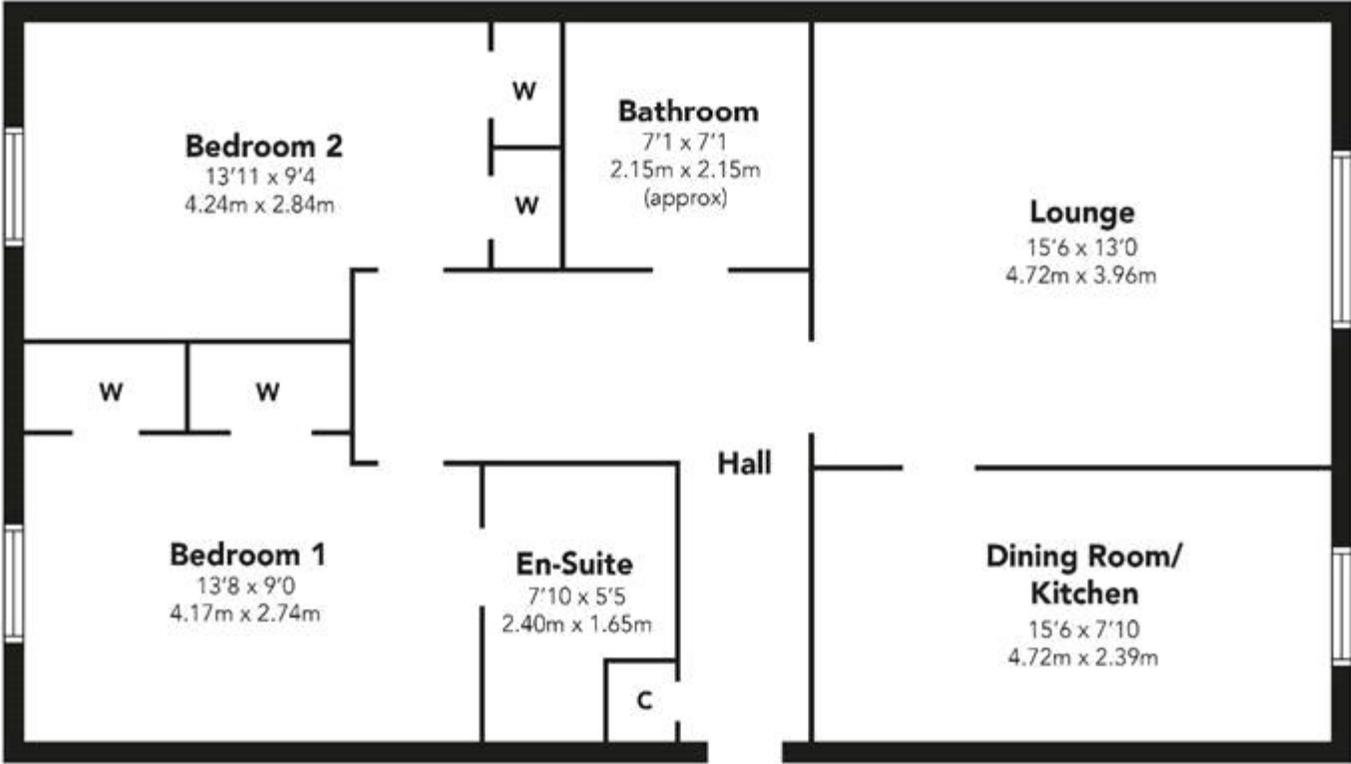
Internally the accommodation comprises a reception hall, spacious lounge, dining sized kitchen, two double bedrooms, master en-suite, and a family bathroom.

The property has been upgraded to a high modern spec throughout by the current owner.

## Location

McPhee Court is located at the top of Bent road in Hamilton and is well-positioned for quick access to all amenities. Hamilton has a busy high street, a selection of bars and restaurants, and a variety of leisure facilities. The property is a short walk from Hamilton central station and a short drive from the major motorway links.

- 2 Bedrooms
- Flat
- Fitted Kitchen
- Fitted Bathroom
  
- Master Bedroom En-suite
- Secure Entry System
- Private residents car park
- Sought After Development



Floorplans are indicative only - not to scale  
Produced by Plushplans



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