



**Houston Street, Hamilton**  
**Offers Over £89,995**

2 Bed Flat



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.

Set within a popular locale in Hamilton lies this well-proportioned two-bedroom upper cottage apartment. This property would be a fantastic opportunity for the first-time buyer market or down-sizer, offering spacious accommodation on one level.

On arrival at the property, there are on-street parking facilities. The property benefits from substantial garden grounds at the rear that comprise a neat lawn and monoblock patio area. The grounds are enclosed by timber fencing, making them child and pet-friendly.

Internally the accommodation comprises an entrance vestibule with a staircase leading to the accommodation, a hallway, a homely lounge, a fully fitted kitchen with a breakfast bar area, two double bedrooms, and a three-piece bathroom.

The property also benefits from double glazed windows and gas central heating.

## Location

Houston Street is located in an excellent position within the town of Hamilton, allowing for easy travel and access to your local amenities such as great schooling, railway services, and shopping centres with premier shops, bars, and restaurants. This postcode gains you quick and easy access to both the M74 and M8 which allows you to travel for work commitments or leisurely travel.

- Upper Cottage Apartment
- 2 Bedrooms
- Fitted Kitchen
- Fitted Bathroom
  
- Double Glazing
- On street parking
- Garden
- Close to amenities



Floorplans are indicative only - not to scale  
Produced by Plushplans 



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