



**Elmbank Crescent, Hamilton**  
**Offers Over £75,000**

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.

Set within a popular area of Hamilton and occupying a ground-floor position, lies this well-appointed and beautifully presented two-bedroom flat. The property for sale offers generous living over one level and benefits from large garden grounds.

On arrival at the property, there are on-street parking facilities available for residents and guests. The rear garden grounds comprise a neat lawn and patio area and benefit from excellent exposure to natural sunlight.

Internally the accommodation comprises a reception hallway with storage, a bright and spacious lounge, a fully fitted kitchen, two double bedrooms, and a three-piece bathroom.

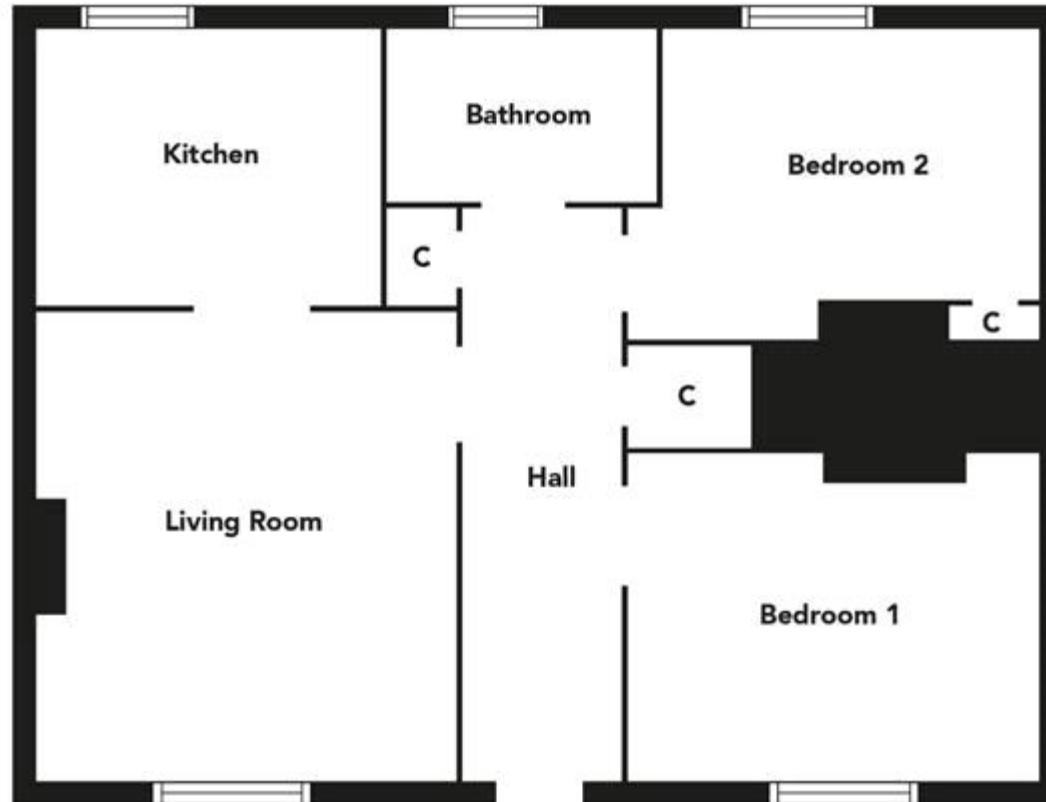
The property has been freshly painted, fully carpeted and has just had a brand new roof fitted.

## Location

This property 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.

Tenure: Freehold

- 2 Bedrooms
- Beautifully Presented
- Bright and Spacious
- Central Heating and Double Glazing
- Excellent buy to let investment
- Excellent First Time Buyer Property
- Fitted Bathroom
- Fitted Kitchen
- Large garden
- New Carpets
- New Roof



Floorplans are indicative only - not to scale  
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