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ESTATE AGENTS

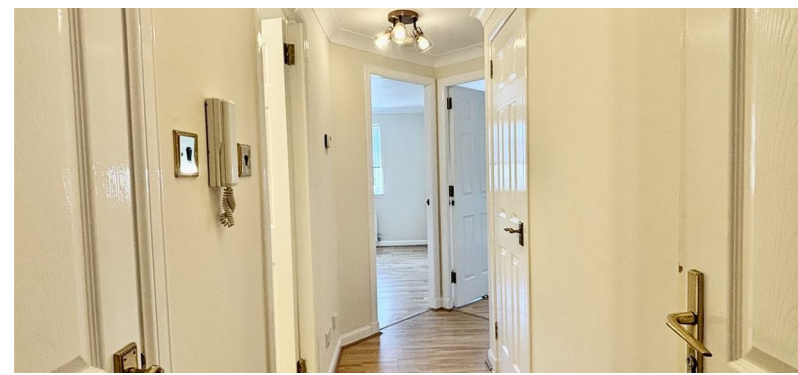


10 Avonbridge Drive

Hamilton

Offers over £100,000







Situated within one of one of Hamilton's most sought-after developments and providing a spacious layout, lies this well presented one bedroom first floor apartment.

Entry is via a communal close area with stairs leading to the first floor. The apartment comprises of an entrance hall with laminate flooring leading through to the front facing lounge, a fully fitted kitchen with built in oven/hob, one double bedroom with floor to ceiling mirrored wardrobes and a part tiled family bathroom consisting of back to wall WC/sink combination unit and bath with overhead shower.

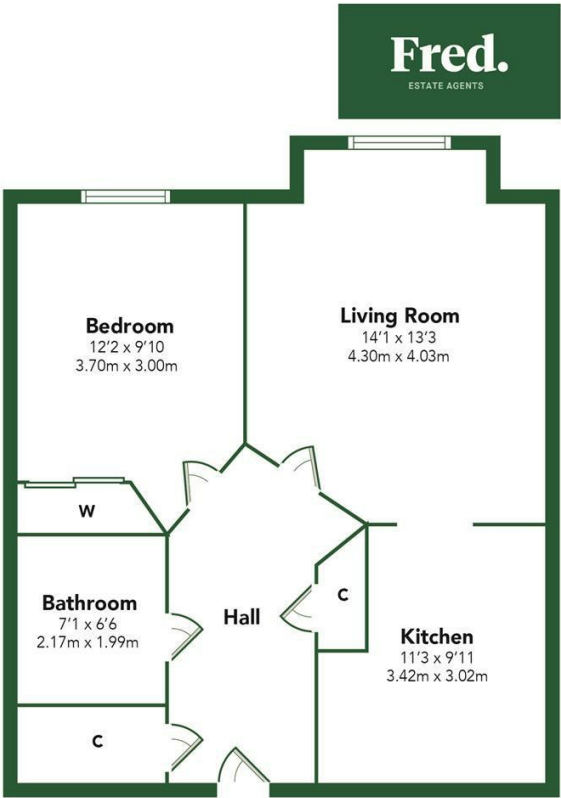
Further highlights of the property include electric boiler heating system, double glazed windows, secure door entry, and shared parking. The factored gardens are communal with well kept lawn and bedding areas.

The property enjoys a highly central location in one of Hamilton's most desirable developments. Perfectly positioned for the commuter with access to the M74 just minutes away and within walking distance to the town centre where you will find a great selection of restaurants, bars, retail parks and sporting facilities including easy access to Strathclyde Park. The town also provides bus and rail links to the surrounding area, as well as Glasgow and Edinburgh.

Viewing

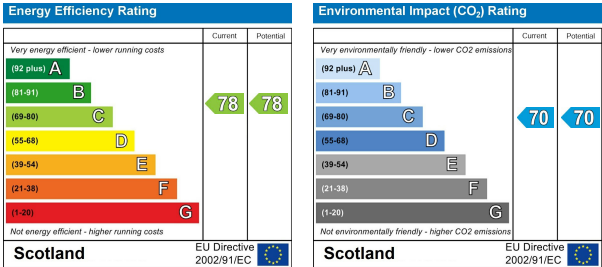
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

Energy Efficiency Graph



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