

# Fred.

ESTATE AGENTS



**128/2 Crawford Street**

Hamilton

**Offers over £85,000**







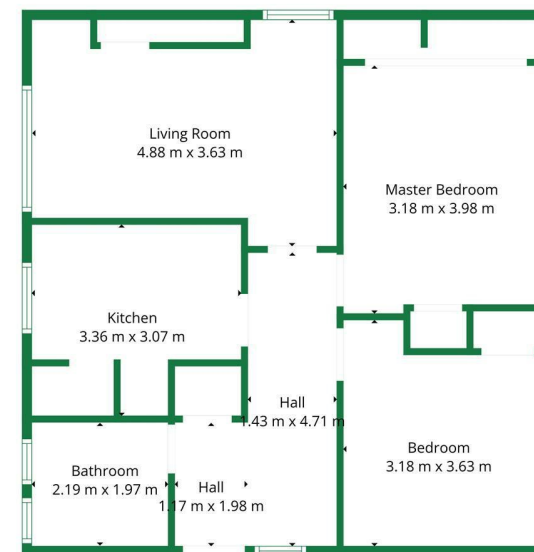
Situated within the Burnbank area of Hamilton, this two-bedroom ground floor flat offers an excellent opportunity for first-time buyers or those looking to downsize, all within a convenient central location.

The property welcomes you via a bright entrance hallway, leading through to a spacious lounge finished with carpeting and neutral décor, creating a warm and inviting living space. The modern fitted kitchen is well-equipped, featuring a range of floor and wall-mounted units, a built-in oven with gas hob, and ample space for freestanding appliances, ideal for both everyday living and entertaining.

The accommodation further comprises a shower room, complete with a back-to-wall WC and vanity sink unit, along with a walk-in shower, all finished with wet wall panelling.

There are two well-proportioned bedrooms, both fully carpeted, with the master bedroom benefiting from floor-to-ceiling mirrored wardrobes, providing excellent storage solutions. Additional features include gas central heating, double glazed windows throughout, a secure door entry system, and access to communal garden grounds.

Ideally located, the property is within easy reach of Hamilton town centre, offering a wide selection of shops, supermarkets, leisure facilities, restaurants, a cinema complex, and Hamilton Racecourse. Highly regarded primary and secondary schools are also nearby. For commuters, the property is perfectly positioned with excellent bus and train links within walking distance, as well as easy access to the motorway network, providing convenient travel throughout the central belt.



TOTAL: 69 m<sup>2</sup>  
Ground floor: 69 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>

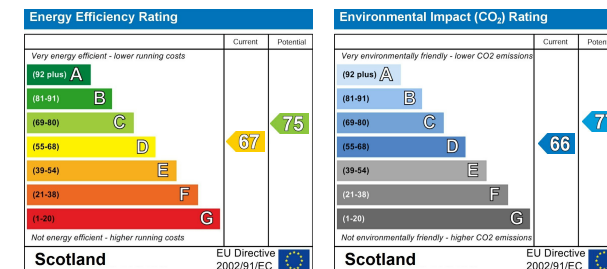


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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