

Hamilton Road | | Glasgow | G32 9QW

Offers Over £140,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Hamilton Road.

An excellent two-bedroom, top-floor, modern flat with a great location.

Property Description
From the secure entry door at the car park, you enter the communal hallway with a fantastic atrium, then take the stairs to the flat on the top floor. On entering the main door of the flat, you step into the welcoming hallway area where you will have access to all rooms. To the front of the property, you will find the bright and spacious bay-windowed lounge. Just off the hall sits the kitchen, which has a range of wall and floor-mounted units and contrasting worktops. There are two double bedrooms, both with built-in storage. Finishing the accommodation is the family bathroom with a three-piece suite and a shower over bath with a tiled splashback.

Properties of this type are rare to grace the open market and present a fantastic opportunity if you are looking to relocate to the area or looking to invest in a property with excellent transport links.

The property also benefits from Gas Central Heating, Double Glazing, communal residents' parking and spacious storage space.

Hamilton Road is well situated for local shopping; Parkhead Forge and London Road Retail Park are within walking distance. Both primary and secondary schooling are available locally. Excellent road and public transport links are close by, including Mount Vernon Railway Station, allowing easy access to the City Centre and surrounding areas. This two-bedroom apartment is only a short drive to Tollcross Park and the International Swimming Centre.

Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate, to the best of the seller's knowledge, the supplied services to the property. Council Tax Band, Gas & Electricity. Planning proposals and any associated risks to the property can be found here.









