



9 Burnblea Gardens, Hamilton, South Lanarkshire, ML3 6RN

Beautifully Presented, One-Bedroom Ground-floor Flat

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Property Description

Beautifully presented one-bedroom ground-floor flat, perfectly situated close to local amenities and excellent transport links. Set on a quiet residential street within the popular Hamilton area, just southeast of Glasgow City.

Comprises an entrance hall, living room, kitchen, double bedroom, and a shower room.

Highlights comprise a fitted kitchen complete with appliances, attractive modern flooring, an updated bathroom, and excellent storage provision throughout. The property also offers a secure entry system, gas central heating, and double glazing.

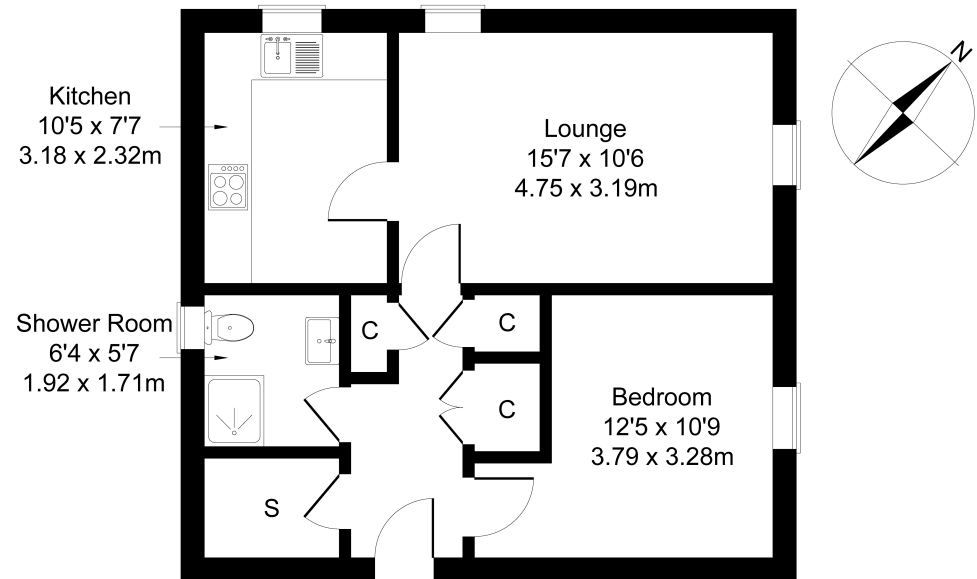
A welcoming entrance hall provides access to all rooms and includes four useful built-in storage cupboards. The spacious living room features wood-effect flooring, a central light fitting, and plenty of room for both seating and dining. A large window brings in natural light, creating a bright and comfortable space. The modern fitted kitchen is finished with stone-effect flooring, marble-effect worktops, and a matching splashback surround. It includes a stainless-steel sink with a drainer, an integrated oven, a gas hob, and a canopy extractor. The well-sized bedroom offers wood-effect flooring, a wall-mounted TV point, and ample space for furnishings.

It comfortably accommodates a double bed with additional room for storage, making it both practical and inviting. The layout allows for flexibility when arranging furniture, ensuring it can suit a variety of needs. Completing the property, the shower room is fitted with a stone-effect splashback surround, tiled-effect flooring, and a rainfall showerhead.



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Approximate Gross Internal Area: (517 sq ft - 48 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Hamilton is a historic town in South Lanarkshire, located 12 miles southeast of Glasgow along the south bank of the River Clyde. The town provides a comprehensive range of amenities, including shops, services, and leisure facilities, with nearby Motherwell and East Kilbride offering additional retail options. Excellent transport links include the East Kilbride Expressway, the M74, three railway stations, and an express bus service to Glasgow,

making it ideal for commuters. Local attractions include Hamilton Mausoleum, Low Park Museum, and Hamilton Town House, which houses the town hall, library, and arts venue. Education is well served with highly regarded primary and secondary schools, while Chatelherault Country Park, Strathclyde Country Park, and the Clyde Valley National Tourist Route provide ample opportunities for outdoor recreation.





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