

# Flat 23, 24 Weavers Court

WOODSIDE WALK, HAMILTON, SOUTH LANARKSHIRE, ML3 7HY



*Rarely available one-bedroom retirement flat, excellent accommodation, walk-in condition, in-house manager - 24/7 response, beautifully upgraded*



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We are delighted to bring to the market this rarely available purpose-built retirement flat. The property is centrally located in Hamilton, within the ever-popular "Weavers Court" retirement development. The apartment offers ideal accommodation for any retiree seeking a bright, comfortable, peaceful and secure place to call home. The development benefits from a residents' communal lounge, laundry, part-time in-house manager, 24/7 response system, a lift and residents' private parking.

## THE LOUNGE/DINER



The accommodation has had £10k recently spent on upgrades and consists of a bright and spacious lounge/diner, which would suit a range of furniture configurations. The light streaming in from the French doors, with Juliet balcony, offers a particularly pleasant room to relax in. The space allows for a dining table to entertain friends and family within this apartment. The kitchen makes a fantastic food prep area around mealtimes, it's perfect for this flat, finished in a range of light wood fitted units, with contrasting worktops and extractor/filter hood. Appliances include an electric oven and hob, with ample space for the free-standing fridge, freezer and washing machine.

# THE KITCHEN





The double bedroom is a great size, with ample space for free-standing furniture, lots of natural light and built-in storage. The £5k recently fitted shower room is bright and fresh, finished in easy-clean "Wet-Wall" panels, with a mains shower and a towel radiator.

## THE SHOWER ROOM



# THE BEDROOM



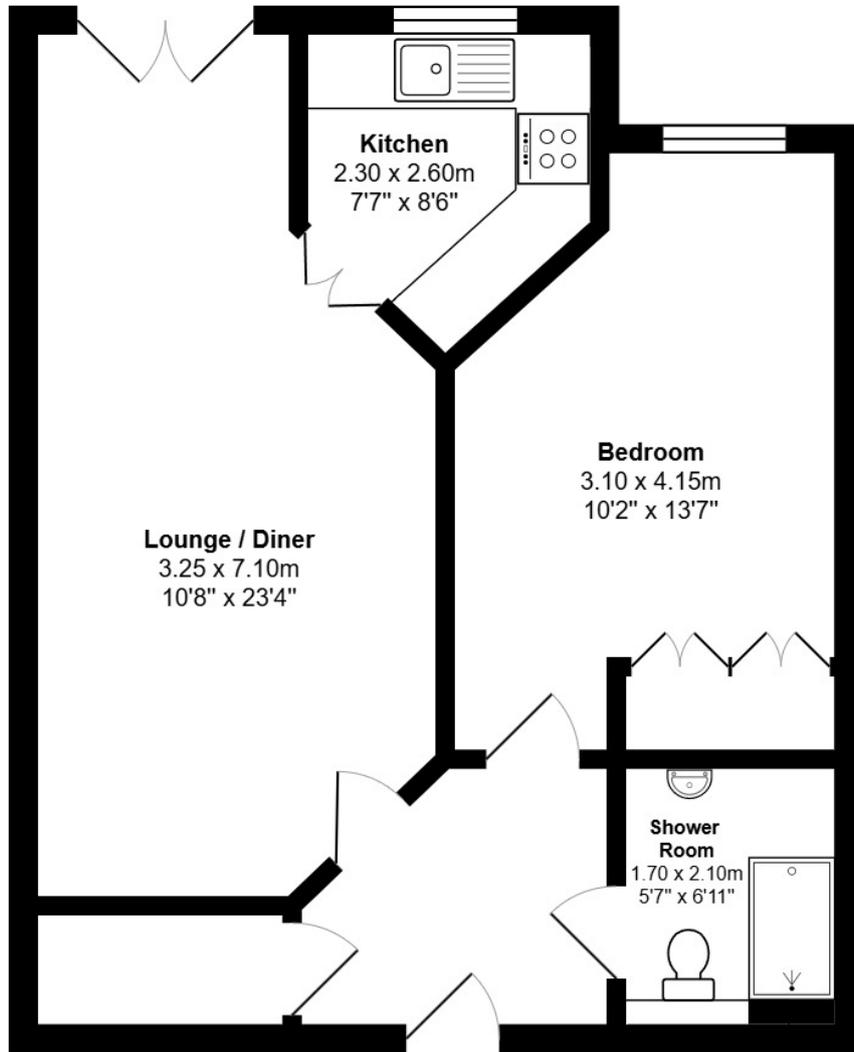
The apartment is kept warm, comfortable and secure with £5,000 recently spent alone on a new "Fisher Future Heat" instant hot water system and Bluetooth smart-controlled electric radiators. The property has double glazing and a secure exterior door entry system. For convenience, the development has a lift to all floors.

# EXTERNAL



Resident parking is provided to the rear. Early viewing is advised for anyone seeking a great retirement apartment, in walk-in condition, with a very welcoming and friendly atmosphere. It's a truly great place to call home.

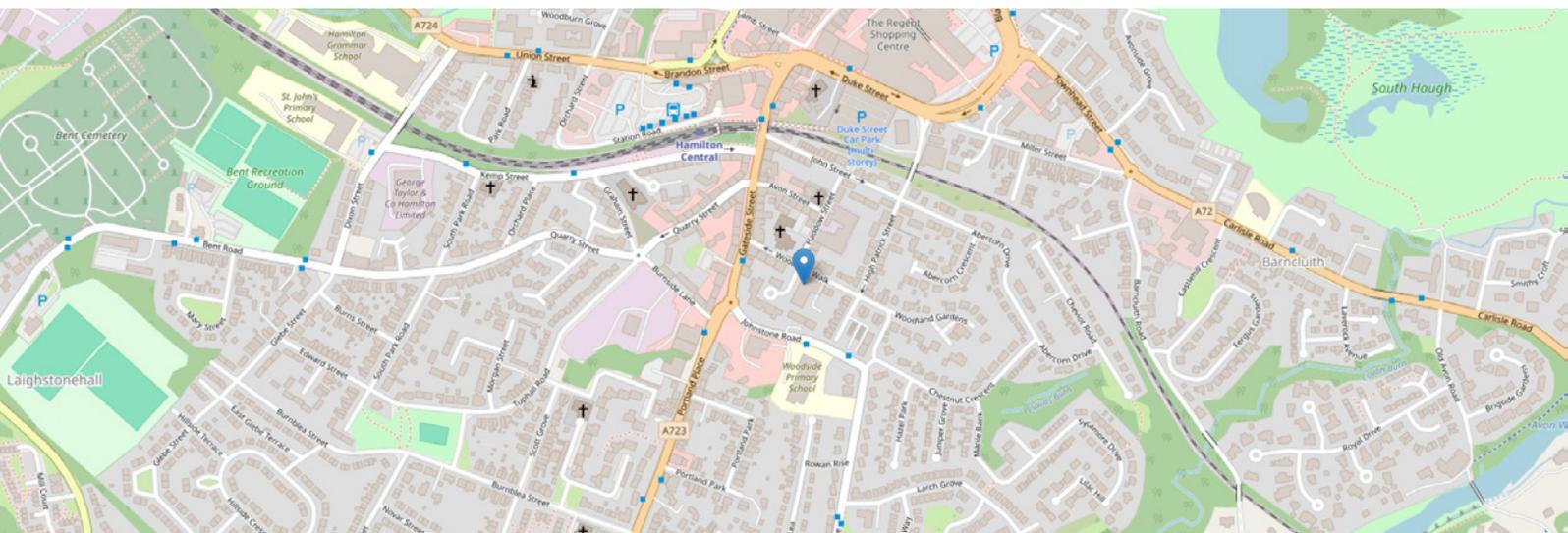
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: B

Extras: All white goods are included in the sale, i.e. washing machine, fridge and freezer and microwave.



# THE LOCATION

The ever-popular town of Hamilton boasts a wide and varied range of shops, bars, restaurants, banks, and building societies. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Racecourse, 17th-century museum, a retail park with twenty-four-hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital.





Ample bus and rail services provide easy access to surrounding areas, and on the train, it's only approximately twenty minutes to Glasgow Central Train Station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.



# McEwan Fraser Legal

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