



## Weavers Court, Woodside Walk, Hamilton Offers Over £94,995

First Floor One Bedroom Retirement Flat | Freehold **SSTC**

A rarely available one-bedroom retirement apartment occupying the first floor in this sought-after development is conveniently located near all local amenities.

The attractive Weavers Court development, originally built by McCarthy and Stone, provides a sociable living environment with in-house manager. The accommodation benefits from a lift, 24-hour 7 days per week response, residents lounge, laundry facilities, guest bedroom for family overnight visits and residents' private parking.

The accommodation comprises; entrance hallway with storage, a dining lounge with focal point fireplace, and fitted kitchen off the lounge. A generous-sized bedroom with fitted wardrobes, and a bathroom with an overhanging shower and glass screen. In addition the accommodation benefits from fresh neutral décor throughout, double glazing and electric heating. There are well-maintained communal gardens to the front and rear offering a place to sit and relax in the sunshine.

The development is conveniently located within walking distance of Hamilton town centre and train station. The area offers a wide variety of local amenities including high-street branded retail shops, supermarkets, cafes, bistro bars and restaurants, cinema, sports and recreational facilities including golf courses, gyms, swimming baths, tennis club and country parks. The area is easily accessible with great public transport services by bus or train to the surrounding villages, towns and cities including Motherwell, Strathaven, East Kilbride, Glasgow and Edinburgh. The nearby M74 motorway links provide easy access throughout central Scotland.

Council Tax Band: A

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

