

# The Paddock, Hamilton

## Offers Over £280,000 Freehold

3 bedroom flat for sale

**Description**

Offering unrivalled Hamilton Park Racecourse views, stretching to Strathclyde Park Golf Club & Strathclyde Country Park and beyond, is this meticulously presented and rarely available three-bedroom second-floor luxury apartment nestled within the Clarence Court development in The Paddock, Hamilton.



Features include manicured communal areas, residential parking, lift, bright and airy rooms, a master en-suite, hardwood flooring, and a bay-windowed living room where you can enjoy those amazing views all day and night.

At the heart of the home is a beautiful contemporary kitchen with quality integrated appliances and sleek finishes. The lounge is enhanced by a feature bay window which floods the space with natural light while enjoying unrivalled outlooks over the vast landscape of the Racecourse.

The stylish family bathroom has been finished to a great standard with high-quality contemporary fittings, while the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The second bedroom is currently set up as a dressing room, again with plenty of built-in storage space, and the third bedroom is used as a home bar at the moment, proving the wonderful flexibility of this fine home.

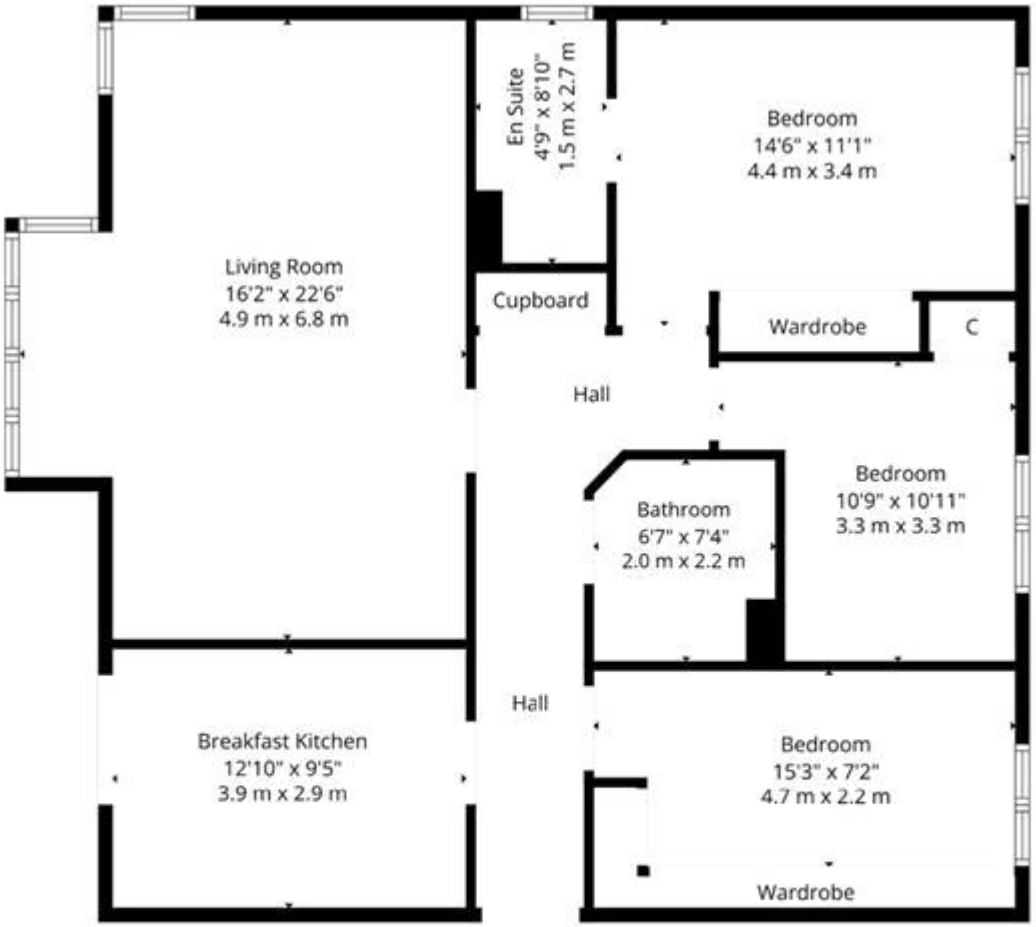
The Paddock is widely regarded as one of Hamilton's premier luxury apartment developments due to its highly desirable Bothwell Road location. Residents benefit from beautifully maintained factored gardens, allocated and visitor parking, secure entry, an impressive residents' foyer, and lift access to all floors.

Beyond the confines of The Paddock, the vibrant locale of Hamilton beckons with an array of amenities including shops, cafes, restaurants, and leisure facilities, such as the esteemed David Lloyd Club. With two well-serviced train stations and seamless access to major road networks via the M74, commuting throughout the central belt is effortlessly facilitated, making The Paddock an ideal haven for those seeking both convenience and refinement in their lifestyle.

Download the home report instantly here (if the link does not show, please visit our website and follow the description):
https://app.onesurvey.org/Pdf/HomeReport?q=Wja1nIXbiOY7sP3OjsbTkQ%3d%3d

Council Tax Band: F
Tenure: Freehold
Parking options: Residents
Garden details: Communal Garden

**Tenure**
Freehold




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**Total: 1085 sq. Ft, 101 m2**
Ground Floor: 1085 sq. Ft, 101 m2
Excluded Areas: Walls: 70 sq. Ft, 6 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - https://www.filmworx.co.uk

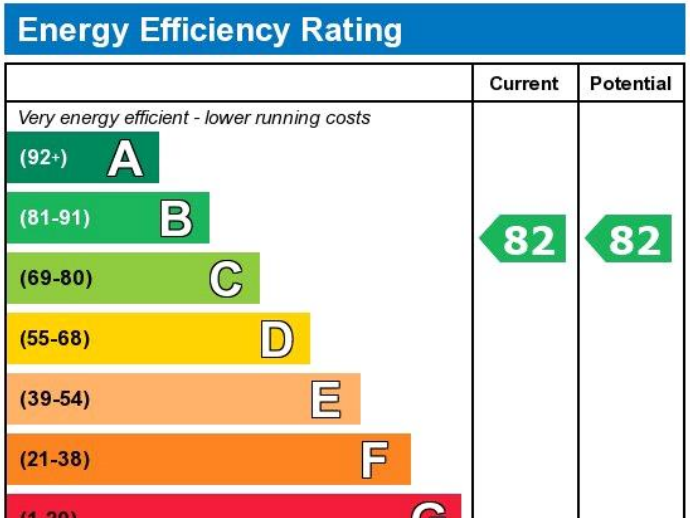













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