



**Hamilton Road**  
Motherwell, ML1 3DG

**move**  **on**

Hamilton Road  
Motherwell  
ML1 3DG

Flat/Apartment

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- **Stunning first floor luxury flat**
- **Impressive open plan living area with laminate flooring and full height windows**
- **German made MiHaus fitted kitchen with white wall and floor units, Bosch integrated appliances and breakfast bar area**
- **2 double bedrooms with neutral decor and grey carpeting, and fitted wardrobes in one of the rooms**
- **3 storage cupboards in the hallway including a Utility store plumped for washing machine**
- **Designer bathroom suite with free standing bath, separate shower enclosure, chrome towel rail and Porcelanosa tiling**
- **Security entry and well maintained communal areas**
- **Allocated parking for residents**
- **Fantastic location in central Motherwell - walking distance to town centre, shops, bars and restaurants as well as Motherwell Train Station and just a few moments' drive from the M74 motorway**
- **COUNCIL TAX BAND: E EPC RATING: B**

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## Hamilton Road, Motherwell, ML1 3DG

Move On are delighted to present to the market this gorgeous 2 bedroom, luxury apartment in Motherwell - Hamilton Road.

This stunning first floor flat is finished to an excellent standard and is in true walk in condition, with the accommodation featuring: An impressive, spacious open plan living area, with laminate flooring, fresh neutral decor, full width and height windows maximising light into the room, balcony access, and a high quality German made MiHaus fitted kitchen finished in white, with Bosch integrated appliances and breakfast bar area; 2 double bedrooms with grey carpet flooring and fitted wardrobes in one of the rooms; designer bathroom suite with free standing bath, shower enclosure, vanity unity chrome towel rail and Porcelanosa tiling; utility storage cupboard in the hall, and a fantastic balcony terrace to the front. There is Gas central heating and security entry; and PIR controlled and emergency lighting to the communal areas.

Externally there is a residents parking area to the front and rear with an allocated parking space for residents.

102 Hamilton Road lies on the site of a former commercial building which was redesigned by the award winning Tinto Architects, fully refurbished and extended around 2019 creating 6 prestigious flats in a desirable location within Motherwell, within walking distance to the town centre, shops, bars and restaurants; as well as Motherwell Train Station & Strathclyde Country Park. There are excellent public transport links, and for those commuting by car, the M74 motorway is just a few moments' drive.

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## ROOM MEASUREMENTS

**Lounge/Kitchen:**  
8.50m (27' 10") x 4.20m (13' 9")

**Bedroom 1:**  
4.56m (14' 11") x 3.35m (11' 0")

**Bedroom 2:**  
3.37m (11' 0") x 2.78m (9' 1")

**Bathroom:**  
3.26m (10' 8") x 2.78m (9' 1")



### Apartment 03

74.2 sq/m | 2 bedrooms

First floor apartment  
Front elevation  
Private balcony  
Bathrooms with free standing bath  
Private parking space



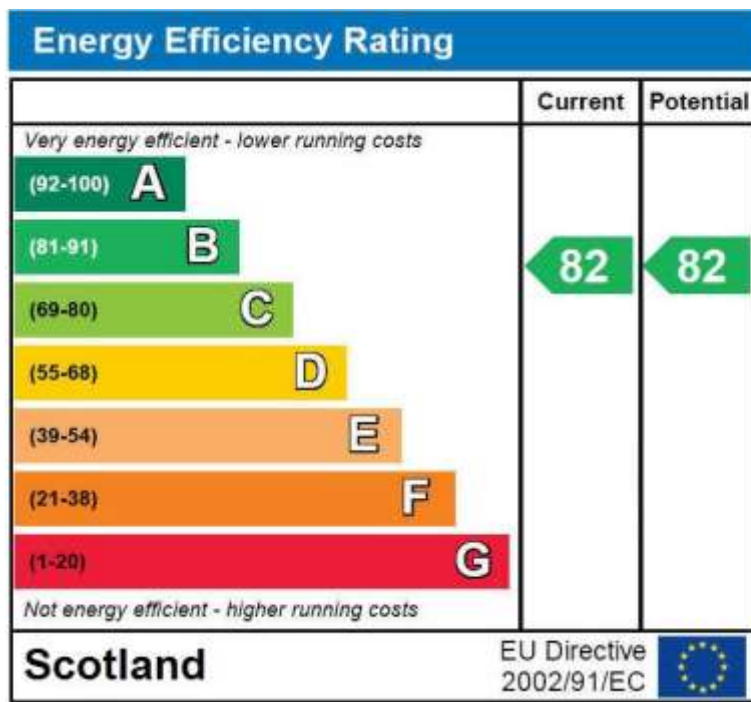
#### Dimensions

Lounge/kitchen	4200mm x 4500mm
Master bedroom	4550mm x 3400mm
Bedroom two	3360mm x 2700mm
Bathroom	3250mm x 2700mm
Terrace	2000mm x 1900mm



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.



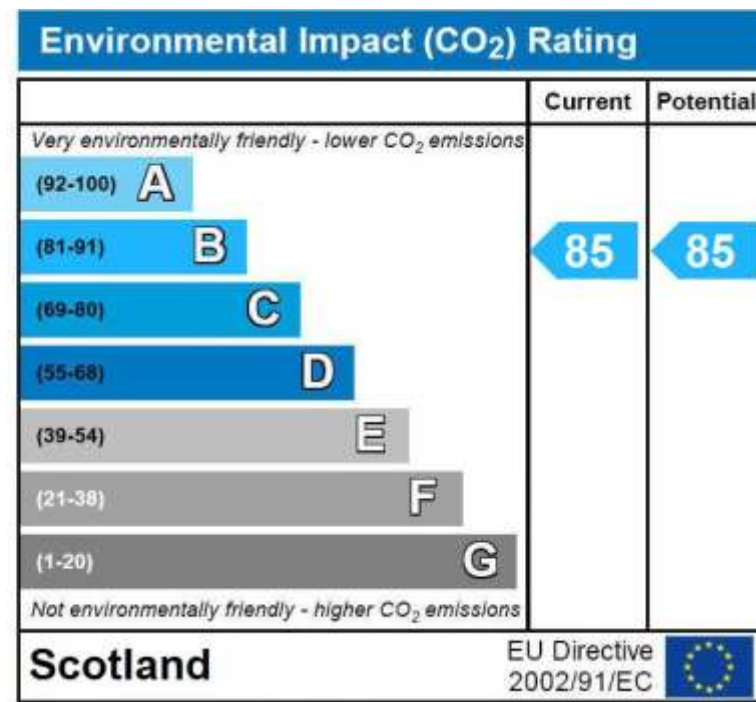


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band B (85)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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