



RESIDENCE

37 Hamilton Road, Strathaven, ML10 6JA

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Strathaven

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## 4 Bedrooms | 2 Public Rooms | 3 Bathrooms

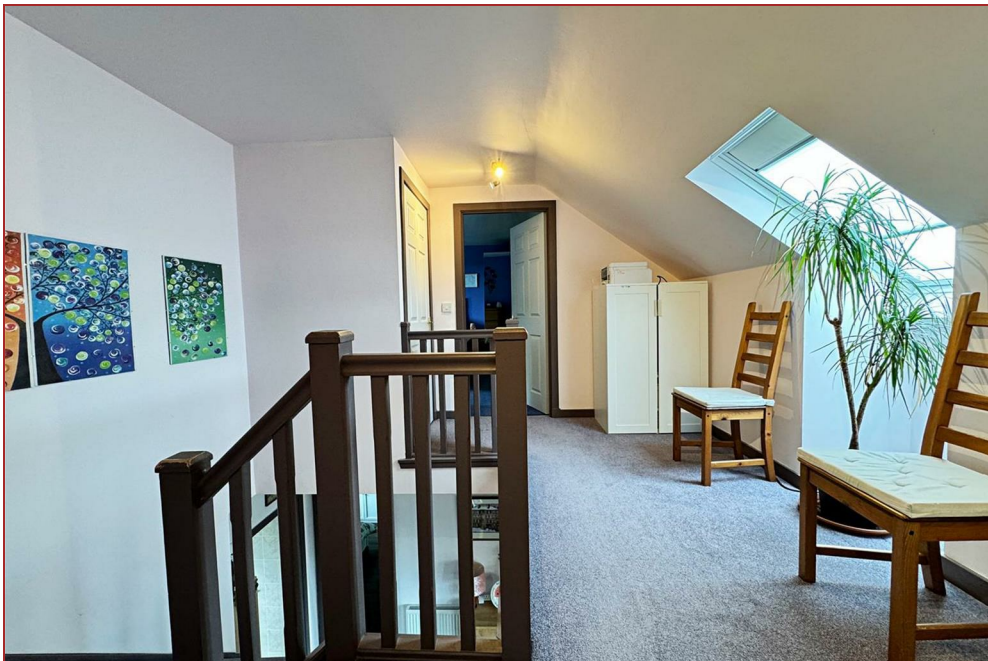
This successfully extended and reconfigured 4 bedroom detached villa sits within private gardens and offers excellent family living accommodation.

Built in circa 1965 and recently reconfigured to create an additional bedroom, bathroom and an en-suite, the property extends to circa 1765 sq ft of living space. Beyond a modest frontage is a great family home which offers a versatile layout and comfortable sized rooms. There's double glazing, gas central heating, a modern bathroom and en-suite and a large garden room has been added which is being used as a treatment room with shower suite.

The accommodation comprises reception hall, bay windowed lounge, modern kitchen which is open plan to the lounge, sitting room, four bedrooms, master en-suite and two family bathrooms. To the rear of the house there's a summer house/office, a garage and a carport.

The garden have been designed to reduce maintenance. To the front there's off street parking for several cars and a driveway along the side of the house. The rear garden has decorative stones with bedding areas.

Hamilton Road is a popular location and only a short distance to the amenities of the town. Strathaven offers excellent shopping facilities and sports facilities including bowling clubs, golf courses, public parks and country walks in addition to excellent schools, a wide variety of shops, restaurants, pubs, cafes and a large Sainsbury's. For those commuting, there are excellent road links to the surrounding towns which include East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway to Glasgow and Edinburgh.



1765.00 sq ft | EER = D



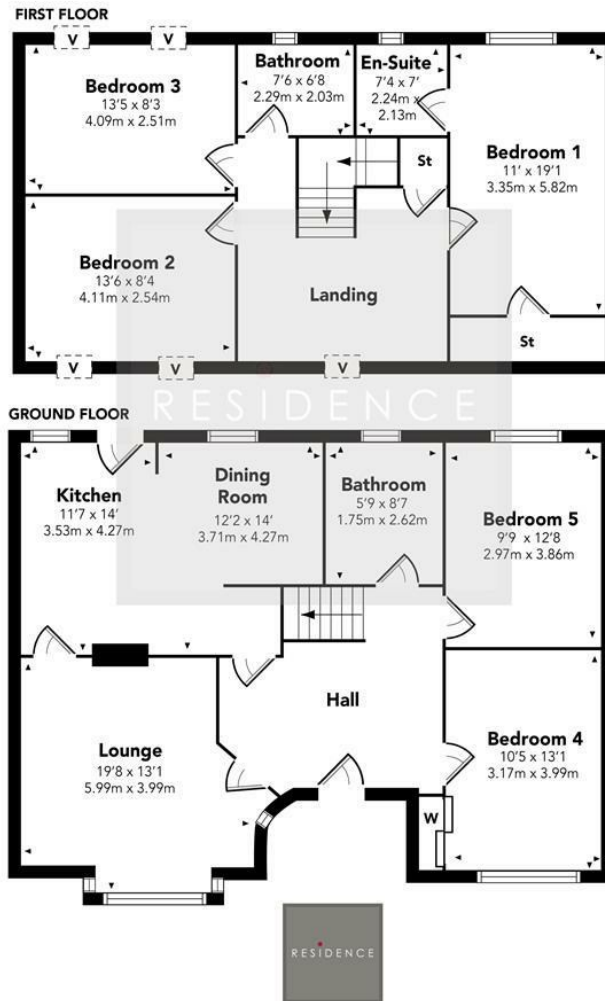
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# Hamilton Road



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.