



**1 Locheil Gate,
Hamilton,
ML3 8QN**

**Offers Over
£315,000**



DESCRIPTION AND LOCATION

Welcome to 1 Locheil Gate, a beautifully presented four bedroom detached villa set within a peaceful and highly desirable cul de sac in Hamilton. This spacious property is ideal for families seeking stylish, modern living in a well-connected location. The ground floor features high quality porcelain tiled flooring throughout and boasts a bright, open-plan layout incorporating the lounge, dining area, and kitchen, creating a perfect space for both everyday life and entertaining. At the heart of the living space, striking bifold doors open out to the rear garden, creating a fantastic indoor/outdoor living experience—ideal for entertaining or relaxing during the warmer months. The contemporary kitchen is well equipped with generous worktop space and storage, and also benefits from its own set of patio doors, adding additional access to the garden and further enhancing the sense of light and space. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the home is finished with plush carpeting and offers four well proportioned bedrooms, each with built in storage. The main bedroom benefits from a sleek en-suite shower room, while the remaining rooms are served by a modern family bathroom with stylish fittings.

Externally, the property is equally impressive. A large monoblocked driveway provides off street parking for several vehicles and leads to an attached garage, offering excellent additional storage. The enclosed rear garden is ideal for families with children or pets and offers a safe and private outdoor space for relaxation or play.

Located in a family-friendly part of Hamilton, Locheil Gate is close to a range of excellent amenities including reputable primary and secondary schools, supermarkets, retail parks, and leisure facilities. Hamilton town centre is just a short drive away, offering further shopping, dining, and entertainment. For commuters, the property is well positioned for quick access to the M74 motorway and Hamilton West train station, providing convenient links to Glasgow, Edinburgh, and beyond. Nearby Strathclyde Country Park and Chatelherault Country Park also offer beautiful green spaces, perfect for walks, cycling, and outdoor activities.



ACCOMMODATION

LOUNGE	11'7" x 12'1"
KITCHEN	3.53 m x 3.69 m
DINING ROOM	9'1" x 14'4"
ROOM	2.76 m x 4.37 m
WC	11'7" x 12'3"
BEDROOM	3.53 m x 3.72 m
BEDROOM	10'2" x 7'1"
BEDROOM	3.10 m x 2.15 m
BEDROOM	5'2" x 5'2"
BEDROOM	1.57 m x 1.57 m
BEDROOM	10'7" x 14'0"
BEDROOM	3.22 m x 4.28 m
BEDROOM	10'1" x 11'0"
BEDROOM	3.07 m x 3.34 m
BEDROOM	10'7" x 9'10"
BEDROOM	3.22 m x 2.99 m
BEDROOM	10'0" x 6'7"
BATHROOM	3.05 m x 2.02 m
SHOWER ROOM	7'0" x 6'10"
	2.13 m x 2.08 m
	7'6" x 6'6"
	2.29 m x 1.98 m

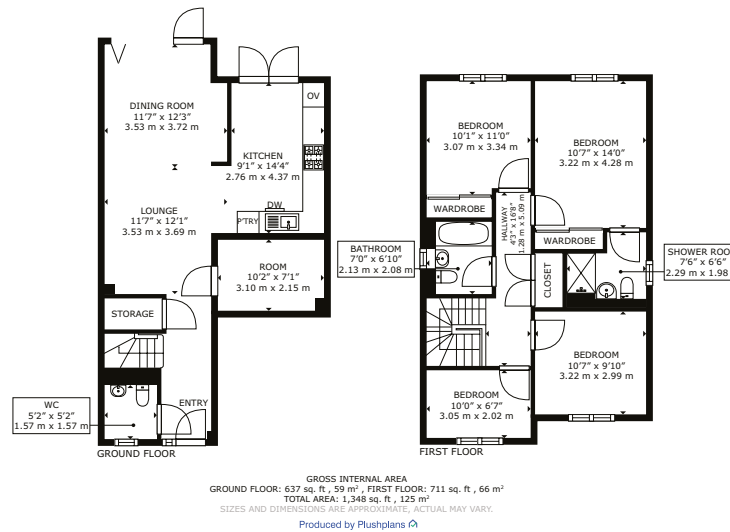
VIEWING

Through solicitors on **0141 333 6750**

ENTRY

By negotiation





TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS

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