

Fred.

ESTATE AGENTS



70 Limekilnburn Road

Hamilton

Offers over £320,000



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Occupying a substantial plot within this quiet village of Quarter on the out skirts of Hamilton and providing spacious accommodation throughout, is this beautifully appointed three bedroom detached bungalow.

The property has been extensively upgraded by the current owner and provides high end fixtures and fittings as well as superb lighting throughout. The property comprises of a welcoming and generously sized entrance hallway, a bright and airy lounge, a modern fully fitted kitchen which opens into a large dining and family room. There are three generously sized bedrooms, all of which provide fitted wardrobes and a stunning four piece family bathroom with walk in shower. The bathroom is finished with quality wall and floor tiling.

The property boasts impressive garden grounds to the front and rear. The large rear garden has been landscaped with artificial grass and slabbed patio which provides a fabulous entertaining area. There is also a detached double garage to the side of the property.

Hamilton offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.



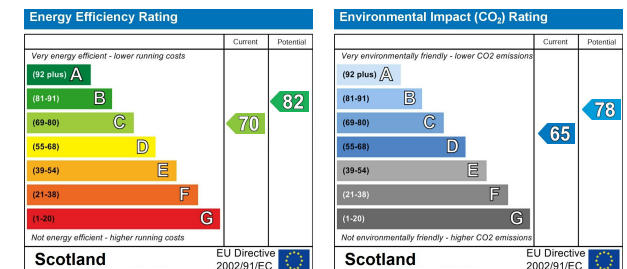
This floor plan is for guidance only and is not drawn to scale. Please check all dimensions and shapes before making any decision on measurements. LV Productions. LVendit@btinternet.com

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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