

**105 MOTE HILL, ML3 6EA**  
**OFFERS OVER £449,995**





Nicola Kennedy Residential are delighted to present an impeccably well-presented four bedroom detached villa set within one of the most desirable residential developments of Hamilton offering comfortable family living space with private landscaped gardens.

105 Mote Hill is an impressive and contemporary home nestled in a peaceful cul de sac setting, right in the heart of the town centre; the property boasts a bright entrance hallway with storage and cloakroom WC, leading into a striking breakfasting kitchen complete with integrated appliances including a coffee machine, an American style fridge freezer and wine cooler, patio doors with Perfect Fit blinds opening out onto the rear landscaped gardens, a utility room with access to the integral garage.

The spacious lounge is perfect for entertaining, featuring a wood burning stove and French doors leading into a formal dining room. The family bathroom is simply breathtaking, with his and hers basins and a mains powered shower. The master bedroom is a true sanctuary with an impressive en-suite shower room.

Three further generously proportioned bedrooms ensure ample space for the whole family, with two also offering built-in wardrobes. Gas central heating, double glazing and exterior soffits lighting provide comfort and energy efficiency throughout.

Outside, an extensive monobloc driveway and garage offer plenty of parking space, while the private landscaped rear garden with patio area is perfect for enjoying the outdoors in peace and tranquillity offering plenty of outdoor space to unwind.

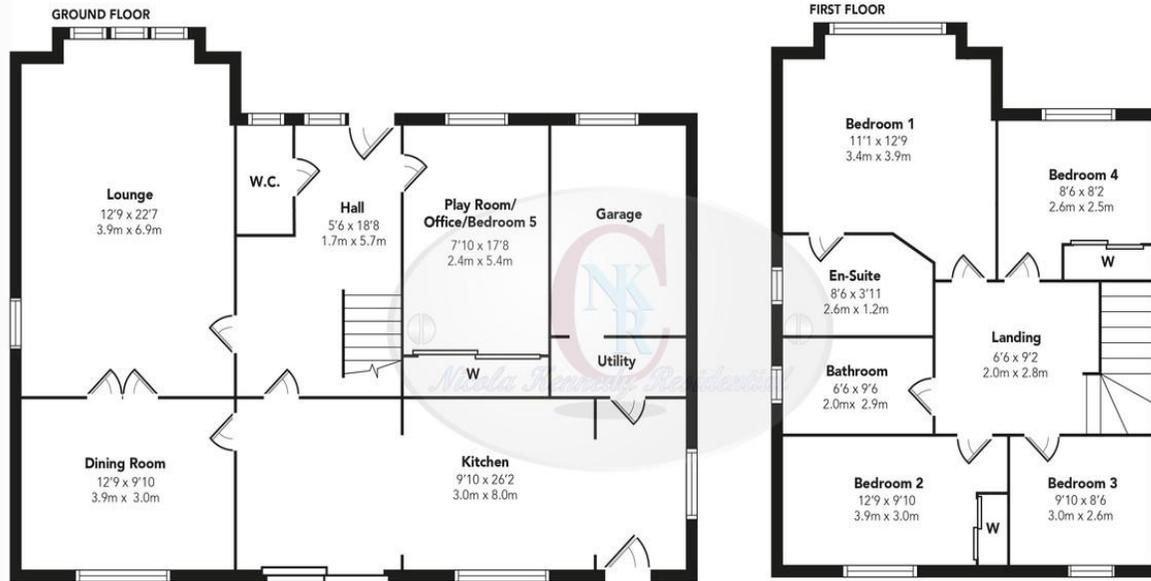


Mote Hill is a highly regarded development of Hamilton situated close and in walking distance to most amenities which boasts a wide and varied range of shops, bars, restaurants and recreational facilities. Local amenities include a multiplex cinema, sports complex, golf course, water park, Hamilton Racecourse, 17th century museum, retail park, Strathclyde and picturesque Chatelherault Country Parks.

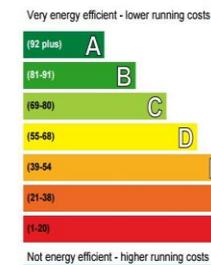
For those commuting by public transport there are 2 railway stations Hamilton Central and Hamilton West and an excellent bus station with an express bus to Glasgow and direct routes to England. Regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh are also available.

Don't miss out on the opportunity to make this stunning property your new home. Call now to arrange a viewing at Mote Hill, Hamilton ML3.





Floorplans are indicative only - not to scale  
Produced by Plushplans



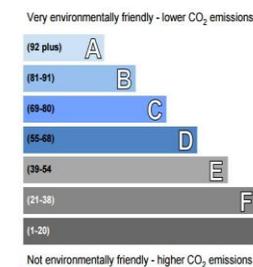
Current	Potential
75	83

### Energy Efficiency Rating

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

Your current rating is **band C (75)**. 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 your recommendations report.



Current	Potential
71	79

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

This graph shows the effect of your 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.

Your current rating is **band C (71)**. 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 your recommendations report.