

26 PHILIPS WALK, ML3 8PL
OFFERS OVER £349,995





Nicola Kennedy Residential are delighted to introduce this impressive and contemporary well-presented four-bedroom detached villa offering luxurious living within the peaceful and private location of Philips Walk, Hamilton.

Upon entering the property, you are greeted by a welcoming entrance hallway with a stunning cloakroom WC. The spacious formal lounge boasts a large bay window, perfect for relaxing and entertaining guests. The star of the show is the breathtaking extended dining kitchen, featuring integrated premium appliances with a 5 ring induction hob, a utility cupboard, a storage room and two sets of patio doors leading to the landscaped rear garden. A further sitting room currently utilised as an office space, could be the ideal children playroom, snug or even bedroom 5, adding versatility to the layout.

The master bedroom is a true retreat, complete with a sizeable ensuite shower room and fitted sliding door wardrobes. Three further well-proportioned bedrooms all come with built-in wardrobes. The stylish family bathroom is equipped with a thermostatic shower for added convenience.



The property is also equipped with double glazing, gas central heating with HIVE, soffit lights, outdoor power points, a CCTV system and burglar alarm for added security. In addition the house benefits from recently fitted front door canopy, UPVC gutters and outdoor drainage. Outside, the peaceful and private landscaped rear garden boasts a patio area, a sheltered hot tub with a large pergola and mood lighting, and a cosy BBQ hut - perfect for outdoor gatherings.

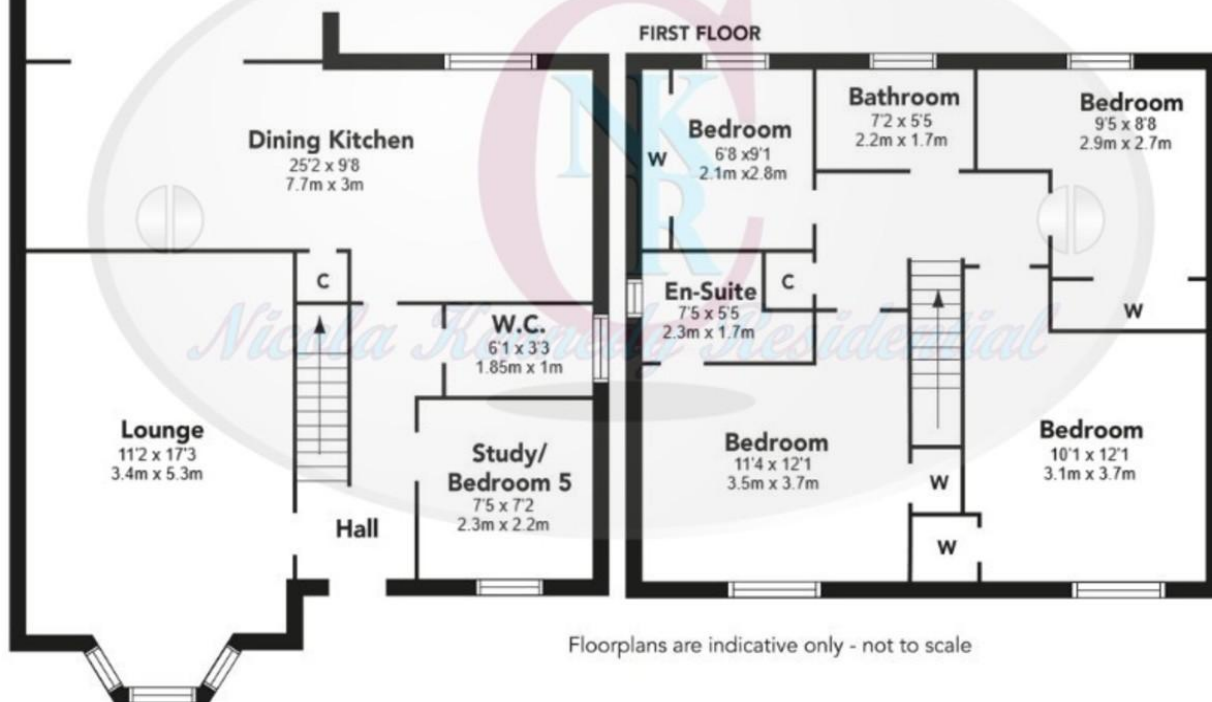
To the front, the property offers an extensive recently fitted monobloc driveway with an artificial grass area, a gated parking bay for one car and a single detached garage to the side.

Philips Walk is a development built by Taylor Wimpey Homes circa 2008 with a wide variety of properties ranging from flats to large detached villas and located only a short distance away from Hamilton town centre hosting excellent shopping facilities and sports amenities including golf courses, swimming baths, ice rink, gyms, parks and the popular points of interest of Strathclyde Country Park, Chatelherault Country Park and Hamilton Park Racecourse. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.

Don't miss out on the opportunity to view this stunning property. Contact us now to arrange a viewing at your earliest convenience. Your dream home awaits at Philips Walk, Hamilton.



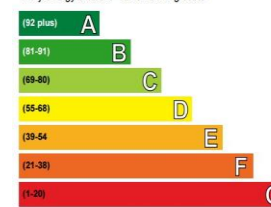
GROUND FLOOR



Floorplans are indicative only - not to scale



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
78	88

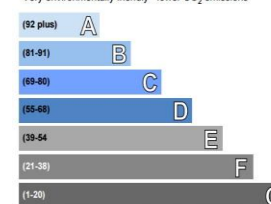
Energy Efficiency Rating

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 (78)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
77	87

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (77)**. 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.