

28 SCOTIA GARDENS, ML3 8XA

OFFERS OVER £219,995





Nestled within the highly desirable neighbourhood of Scotia Gardens, Hamilton, this impressive and rarely available three-bedroom detached villa presents a superb opportunity for discerning buyers seeking both space and comfort. Well-presented throughout, this delightful family home is set on a sizeable plot and boasts a host of appealing features, making it the perfect choice for first-time buyers, young families or those looking to comfortably downsize.

From the moment of arrival, the home's kerb appeal is undeniable. The extensive monobloc driveway together with an integral garage offers ample off-street parking, while the sun-drenched rear garden, designed for easy maintenance, is ideal for outdoor play all year around. Step inside to a bright and welcoming interior, expertly arranged across two floors for both practicality and style.

The ground floor impresses with a spacious lounge, centred around a charming fireplace, creating a warm and inviting focal point. An open plan layout flows seamlessly through to the dining area-with elegant patio doors leading directly out to an expansive conservatory. Here, natural light floods the living spaces, providing the perfect spot for morning coffee or entertaining family and friends while enjoying tranquil views of the private, fully enclosed south-west facing rear garden.



The breakfasting kitchen features a range of fitted units, practical workspace, and a UPVC door that provides easy access to the garden-a true delight for those who love to cook and entertain. A separate utility room and convenient downstairs cloakroom WC complete the generous ground floor accommodation.

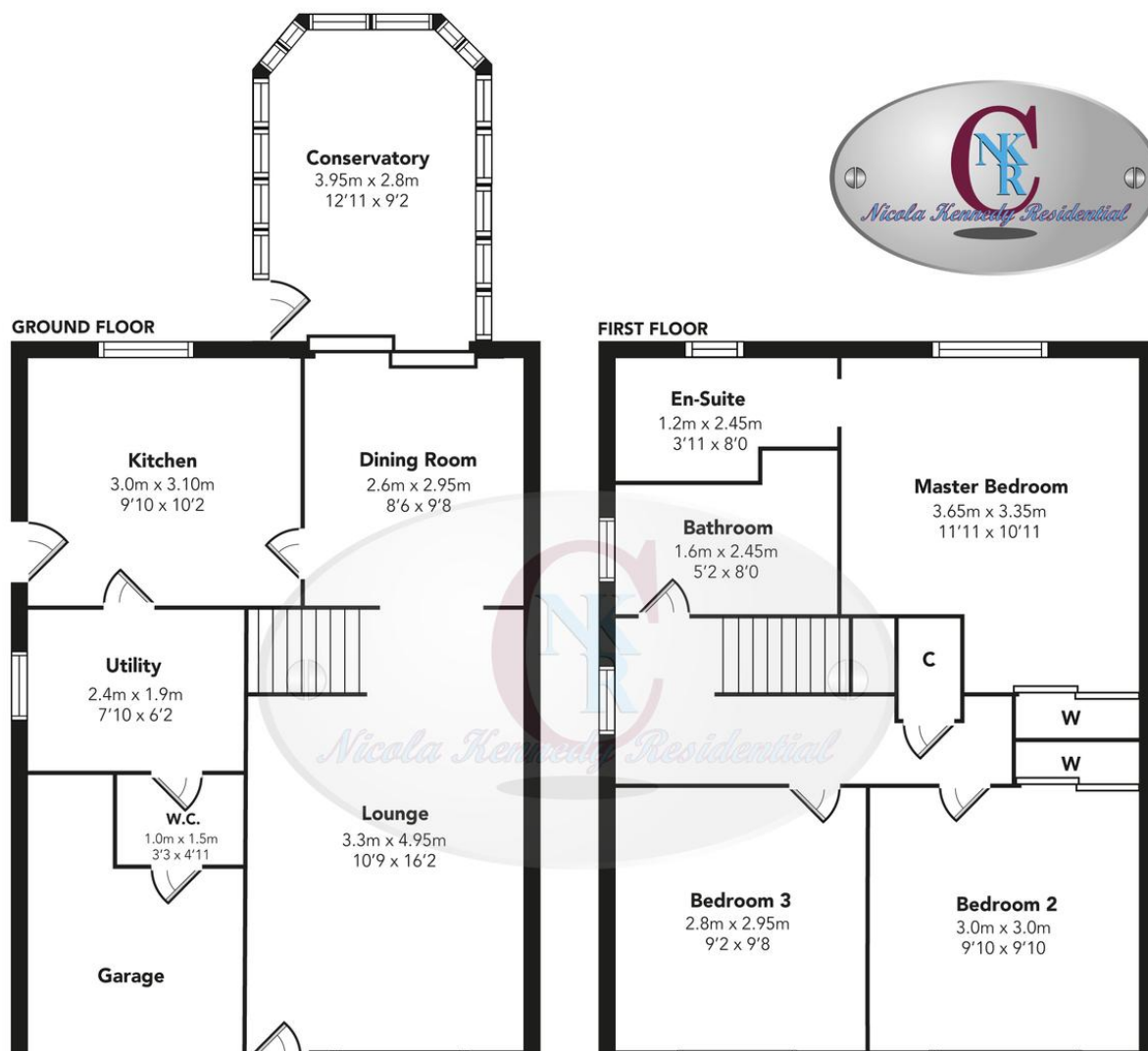
Upstairs, discover three well-proportioned bedrooms, each expertly designed with comfort in mind. The generously sized master suite benefits from built-in wardrobes and an ensuite shower room, while the remaining bedrooms are ideal for children, guests or home office use. The family bathroom is tastefully appointed, featuring a mains-powered shower over the bath.

Further highlights include efficient gas central heating, double glazing throughout, and a fantastic council tax band E status, ensuring year-round comfort and cost-effectiveness.

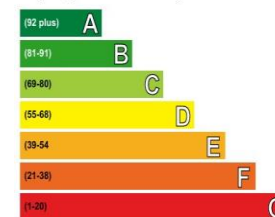
This peaceful residential address is ideally located for all that Hamilton has to offer. Excellent local schooling, both primary and secondary, are within easy reach, while Hamilton town centre offers a wealth of shops, restaurants and leisure facilities. Nearby Strathclyde Country Park is perfect for outdoor enthusiasts, offering beautiful walking routes and recreational amenities. Convenient transport links, including the nearby M74 motorway and Hamilton West train station, make commuting to Glasgow and beyond simple and stress-free.

This property combines comfortable family living with an unbeatable location. Viewing is highly recommended to fully appreciate all that this exceptional detached villa has to offer. Arrange your appointment today to avoid disappointment.





Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	81

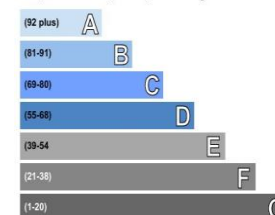
Energy Efficiency Rating

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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
75	79

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 (75)**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.