

OFFERS OVER

£269,500

Skylands Rise
Hamilton, ML3 8TS

PROPERTY SUMMARY

Nicely positioned within the popular, family friendly development of Torhead Farm with a pretty, peaceful woodland area to the rear offering a high level of privacy, is this stylishly presented four-bedroom modern detached villa with an excellent Southwest facing garden. The spacious, well-balanced rooms are bright, airy, and clearly immaculately maintained by the current owners.

The spacious layout of apartments comprises; welcoming reception hallway, modern two-piece cloaks/wc, generous front facing lounge with feature fireplace with living flame gas fire inset and double doors leading to formal dining room/family room with French doors opening onto rear garden, dining size kitchen with integrated appliances, utility room with access to integral garage and also to rear garden.

An attractive turned staircase leads to a bright, spacious upper landing where you will find three double bedrooms and one single, two of which have fitted wardrobes, the master bedroom also has its own modern three-piece shower room. The first-floor accommodation is completed by a three-piece family bathroom with over-bath shower.

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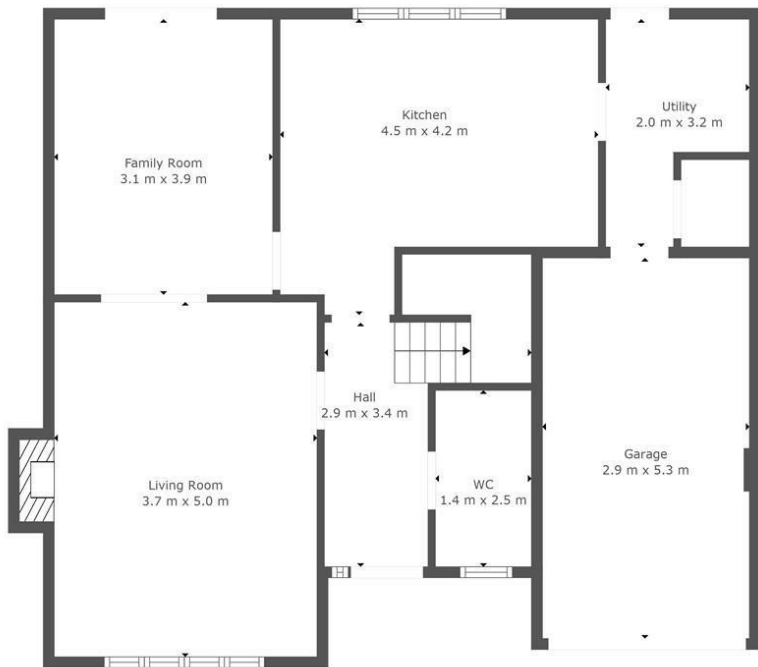
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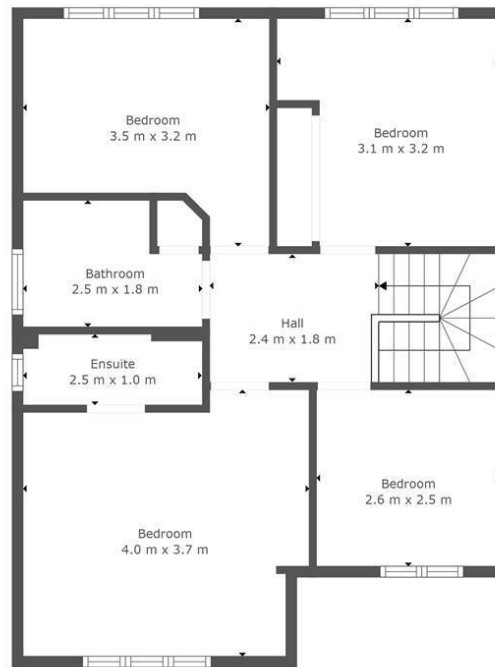








Floor 1



Floor 2



TOTAL: 122 m²
 FLOOR 1: 66 m², FLOOR 2: 56 m²
 EXCLUDED AREAS: GARAGE: 16 m², FIREPLACE: 1 m²
 This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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