



**Avonbrae Crescent, Hamilton, Lanarkshire, ML3  
Hamilton**

Offers Over  
**£255,000**

Detached villa in desirable location offers an appealing blend of comfort, convenience, and community, making it a highly attractive place to call home. Living here means enjoying a relaxed pace of life while staying close to everything that matters, shops, leisure facilities, nature walks, and a strong sense of community spirit. This lovely plot with driveway to the front and enclosed rear garden with great privacy and wooded outlook. This flexible, comfortable home is perfectly suited to modern family life.

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

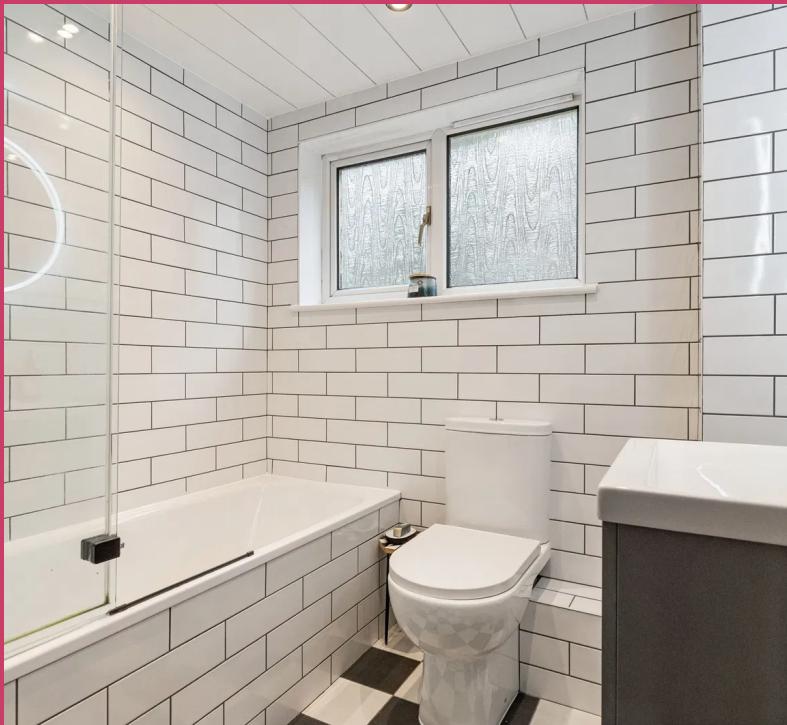
**Tenure:** Freehold

**Property Type:** Detached House

- Driveway to the side
- Front garden
- Private sunny rear garden
- Wooded aspects to the rear
- Bedroom on ground floor
- Shower room on ground floor
- Excellent schooling
- Flexible living accommodation



Welcome to Your Dream Home!



Step inside this charming and spacious property, where comfort meets style. The bright, front-facing lounge is perfect for family time, while elegant French doors lead to a generous dining area, ideal for hosting unforgettable gatherings.

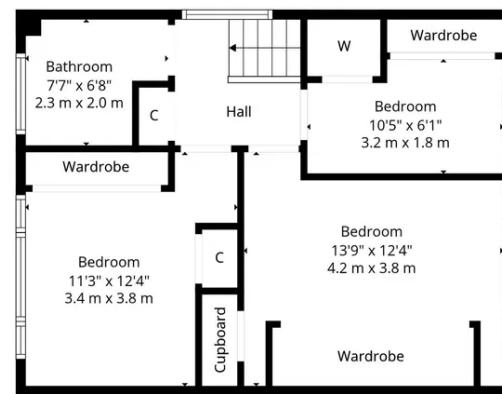
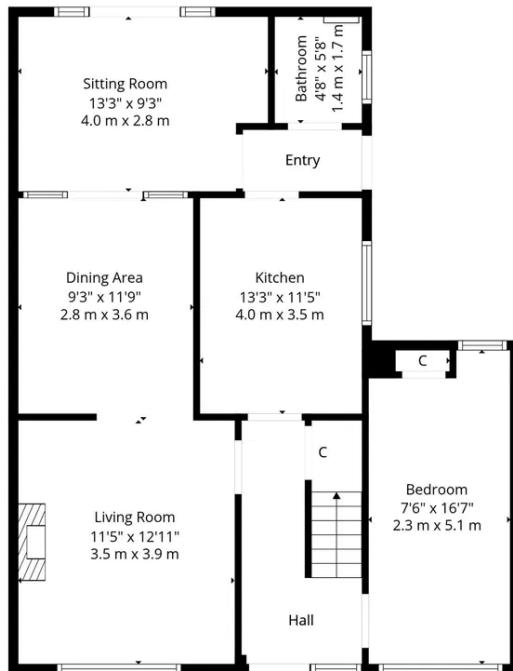
The sleek galley style kitchen offers excellent workspace, modern floor and wall units, and room for all your essential appliances.

With natural light flooding through, the standout feature of the stunning sunroom is the tranquil rear garden, with uninterrupted woodland views, a calm retreat for relaxation and privacy.

Ground Floor space offers a versatile Bedroom 4 / Office, perfect as a home office, guest room, or creative space. Convenient Shower Room which is practical and easily accessible.

Upstairs offers family comforts, Principal Bedroom which is spacious and bright with large window and superb storage. Bedroom 2 is a generous double with peaceful garden views and fitted storage. Bedroom 3 currently being used as a hobby room or could be an additional bedroom, complete with built-in storage. Family Bathroom is modern and stylish with bath, overhead shower, WC, and wash basin.

Outdoor bliss, the rear garden is a sun-soaked haven throughout the day, offering peace, privacy, and beautiful wooded aspects. A handy storage area to the side includes an additional door into the home. The front garden is maintenance-free and complemented by a convenient driveway.



**TOTAL: 1367 sq. ft, 127 m<sup>2</sup>**  
 Ground floor: 877 sq. ft, 81 m<sup>2</sup>, 1st floor: 490 sq. ft, 46 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 118 sq. ft, 11 m<sup>2</sup>

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## Scullion Living

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