





Hamilton

16 Tyndrum Crescent Hamilton ML3 8QR

Independent Estates



Directions

Traveling from Peacock Cross Hamilton along B755 Wellhall Road, take your first exit at the third roundabout onto Woodfoot Road. At traffic lights turn right onto Sherry Drive. Continue along this route to top of hill and take your third exit at roundabout onto Tyndrum Crescent. The property is situated on your right identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	1.91m x 1.33m	Kitchen	2.06m x 2.00m
Lounge/Dining	6.30m x 5.11m	WC	1.68m x 1.56m
Upper Landing	3.41m x 1.07m	Bedroom One	2.90m x 2.81m
Ensuite	2.30m x 1.18m	Bedroom Two	3.03m x 2.80m
Bedroom Three	2.81m x 2.23m	Bathroom	1.69m x 2.15m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Independent Estates are delighted to offer this beautifully presented Avant built, three bedroomed semi-detached villa. The property offers a well-designed layout of bright and spacious accommodation. The Highstonehall development is located on the outskirts of Hamilton which is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities including East Kilbride, Motherwell, Glasgow and Edinburgh.

The property has been finished and presented to a high standard throughout featuring stylish decor and tiling as well as contemporary touches and quality floor coverings. The accommodation comprises; entrance hallway with access to a sizable cloakroom wc comprising low flush wc, wash hand basin, decorative wall tiles and vinyl flooring. Beautifully proportioned open plan dining area with modern fitted integrated kitchen and formal lounge with feature Bi-fold doors opening out to the rear gardens.

Side facing carpeted upper landing gives access to three bedrooms, bathroom and loft access. Bedroom one is rear facing with far reaching views, fitted wardrobes and carpet. En suite comprising low flush wc, wash hand basin, shower, partially tiled walls and vinyl flooring. Bedroom two is front facing with fitted wardrobes and carpet. Bedroom three is rear facing with fitted carpet. Front facing bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), decorative wall tiles and vinyl flooring.

The property includes gas central heating, double glazing and monobloc driveway to side providing off street parking for two vehicles. Front garden is decoratively planted with paved pathway. Further features include landscaped rear garden which is private and fully enclosed incorporating a large timber deck, paved patio and lawn area. The rear garden is fully enclosed by way of high timber fencing.



Offers Over £220,000