



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 4 Bathrooms



An exceptionally well finished and successfully modernised stone fronted detached villa which is set within large grounds and has spacious and versatile family living space.

This lovely home has undergone a programme of modernisation which has significantly improved the home and created a great layout with spacious rooms, high ceilings and modern decor. A modern stylish kitchen has been installed which incorporates a range of appliances whilst the bathrooms have been overhauled and replaced with modern luxury sanitary ware and tiling. Two new en-suites have been created whilst additional features include a modern gas central heating system, UPVC double glazing and overhauled modern roof.

The accommodation comprises reception hall, lounge, dining room, sitting room, spacious modern kitchen, four bedrooms, 2 x en-suites, a shower room and a family bathroom. To the rear of the property is a large outbuild/garage.

To the front of the house is a small low maintenance garden whilst the side driveway is shared the option is there to make into a private driveway and leads to a private courtyard and large 40 x 30 ft garage/outbuilding.

Hamilton town is a short drive away and is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. 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 including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.



2142.02 sq ft | EER = E



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.