



RESIDENCE

1 Spencerfield Gardens, Hamilton, ML3 7DX

www.residencestateagents.co.uk



Viewing by appointment with Residence Uddingston
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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

This immaculate detached bungalow is set within a seldom available private cul-de-sac just a short distance from Hamilton town centre. The home should appeal to those wishing to be within close proximity to Hamilton's main shopping areas, central bus and train stations and amenities.

The accommodation is all on one level and has been neutrally decorated throughout. The property also has a system of gas-fired central heating, double glazing and French doors opening to the front garden.

The accommodation comprises an entrance hall, large dining-lounge, spacious oak fronted dining-kitchen with stainless appliances, three bedrooms including master en-suite with walk-in shower, a separate bathroom, as well as an extensive loft area.

The home sits in an elevated position within Spencerfield Gardens and enjoys neat gardens to the side and front with a variety of specimen shrubs and plants. The rear garden contains a small private courtyard and a driveway leading to a single detached garage.

This property is sure to be of wide appeal and viewing is advised for a full appreciation of the prime location.

Spencerfield Gardens is located within the highly regarded Barncluith district of Hamilton which is particularly convenient to the town centre and its amenities. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs. 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.



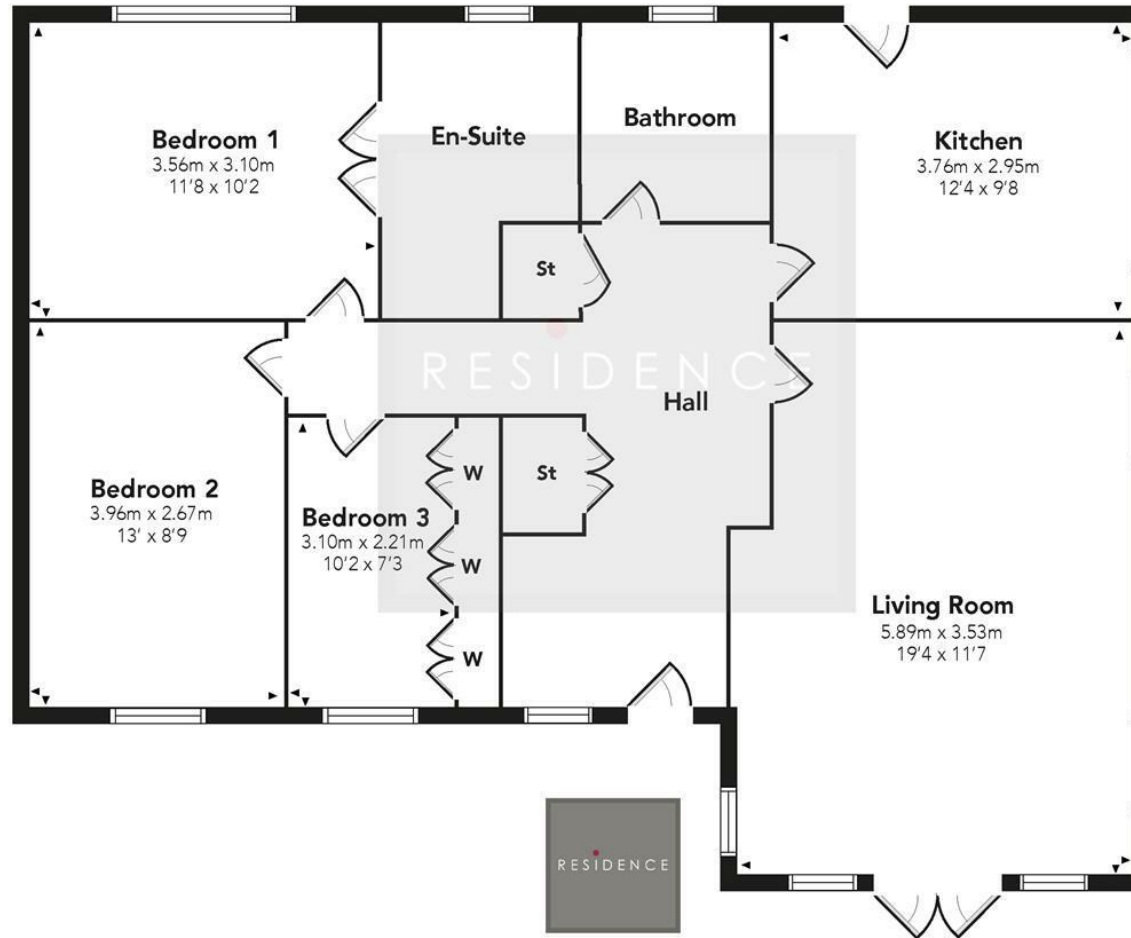
979.52 sq ft | EER = D



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Spencerfield Gardens



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.