



RESIDENCE

5 Sportsfield Road, Hamilton, ML3 8RF

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Rooms | 3 Bathrooms



This well presented and deceptively spacious 3 bedroomed mid terraced townhouse was built by Barratt Homes circa 2010. This quirky family home is formed over three levels and finished with neutral décor and is complemented by a mixture of carpeting, tiling and vinyl floor coverings. Features include gas central heating, double glazing modern sanitary ware within the cloakroom wc, the family bathroom and the en-suite whilst the master bedroom is located on the top floor and contains a dressing room.

The accommodation comprises reception hall, rear facing lounge/dining room, modern fitted kitchen (integrated oven, hob and extractor hood), cloakroom wc, three bedrooms, stylish master en-suite with dressing room and a contemporary family bathroom.

The floor plan shall provide you with a detailed layout of this well laid out and generous home, however we recommend viewing to appreciate the quality of finishings, the versatility of the layout and the setting that's on offer.

The property has gardens which are enclosed to the rear and have been designed to offer easy maintenance.

Sportsfield Road is located within the modern Earnock Glen development and is located just off Woodfoot Road which is particularly convenient for schooling, and for those travelling to East Kilbride and the surrounding towns. 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.



1130.21 sq ft | EER = C

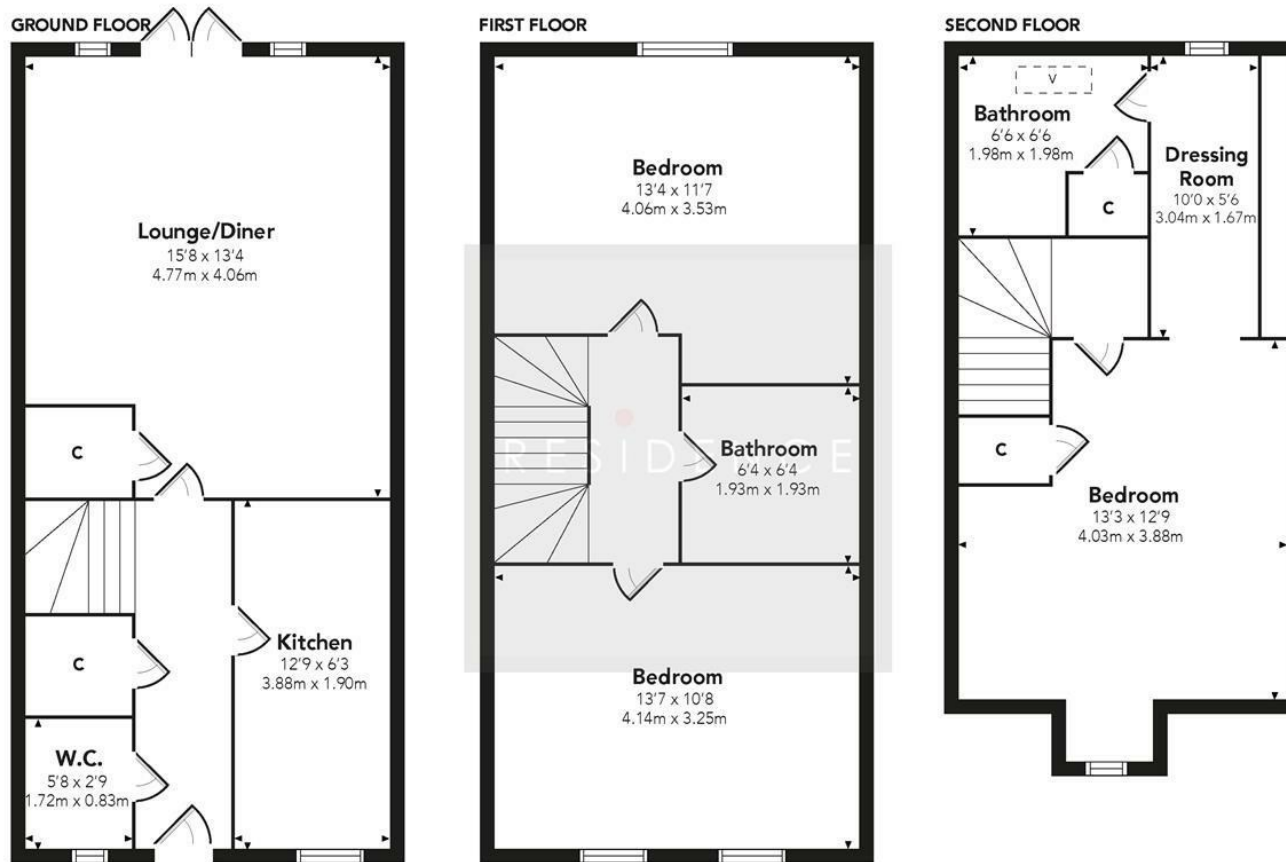


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Sportsfield Road



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.