



6 Swift Drive, Hamilton, ML3 7GU



Viewing by appointment with Residence Hamilton

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RESIDENCE



5 Bedrooms | 4 Public Rooms | 4 Bathrooms



Situated within the desirable Hamilton Heights development, this absolutely stunning, extensively modernised and upgraded Robertson built, 5 bedroomed family detached villa occupies an excellent position with open country views to the rear.

The property is in the style of the Mackintosh Garden Room although has been cleverly modified to offer additional living space which extends to circa 2098 sq ft.

Internally the home has been finished to an exceptionally high and detailed standard thus providing a fantastic family home in show home condition.

Only upon internal viewing can the size, style and arrangement of this beautiful home be fully appreciated. The accommodation comprises; welcoming reception hallway, cloaks/wc, formal lounge, TV/living room, upgraded and impressive integrated contemporary kitchen, family and dining room with focal point media wall, open plan and sizable garden room with Bi-fold doors leading to the rear gardens. Completing the ground floor level is a cleverly designed and presented utility/ washroom. On the upper floor there is a bright, spacious and airy landing with 5 bedrooms, 2 en-suites and a contemporary designed and fitted family bathroom.

Features of the property include gas central heating, double glazing, maintained gardens that are enclosed to the rear, monobloc driveway and ample storage at the front section of the garage.

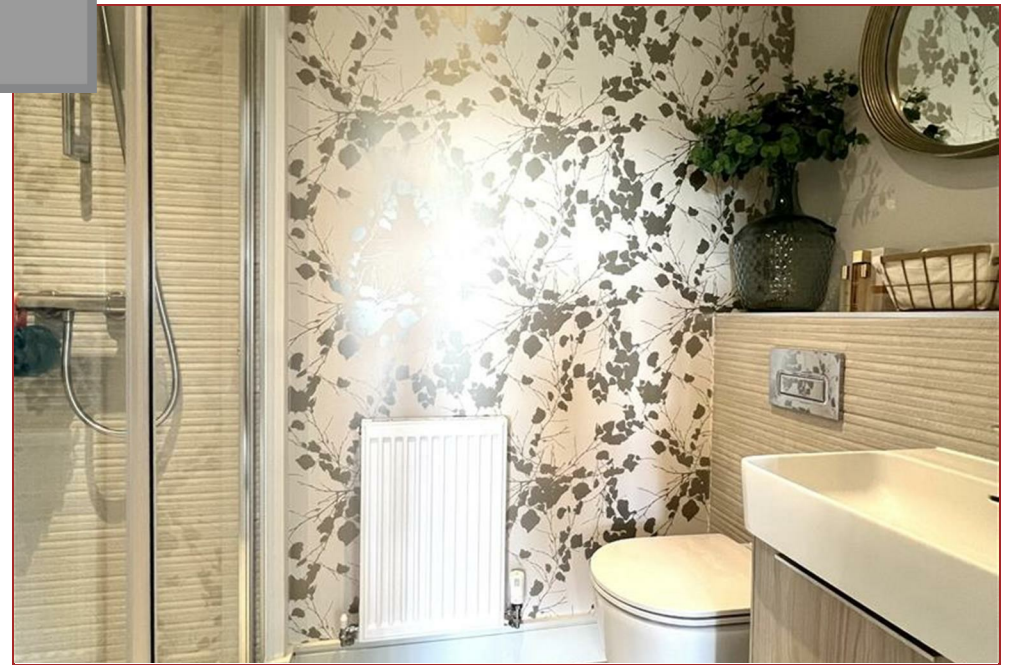
Hamilton Heights is located off Strathaven Road on the outskirts of the Town. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton 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.

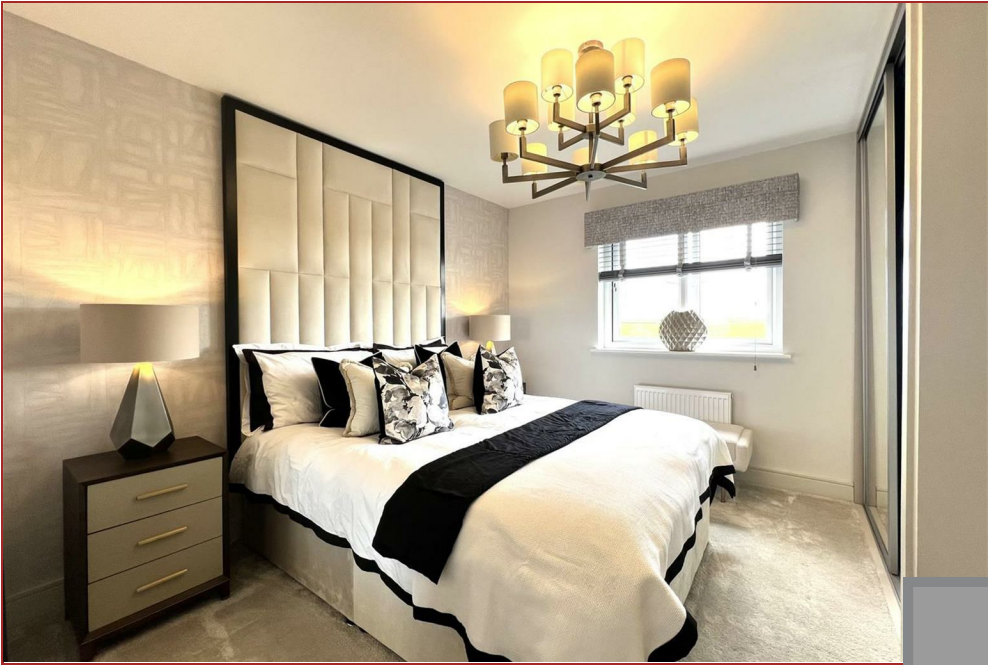


2098.96 sq ft | EER = B



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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.