



RESIDENCE

28 Andrew Baxter Avenue, Ashgill, ML9 3RG

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE



## 4 Bedrooms | 3 Public Rooms | 3 Bathrooms



This attractive 4 bedroomed, 2/3 public roomed, self-built detached villa is and is located within the popular Shawsburn Village development made up of individually designed and built family homes.

The home offers a well-designed, versatile and spacious layout of bright and airy apartments whilst being set within maintained and maturing gardens.

The accommodation in its entirety comprises, welcoming and sizable reception hallway, cloaks/wc, formal lounge with double glazed bay window to front, separate dining or family room with aspects to the rear, modern fitted kitchen with open plan informal dining room and utility room. On the upper floor there are 4 large double bedrooms with master en-suite shower room whilst there is a separate and sizable family bathroom.

The attached floor plan provides a detailed layout of the accommodation; however, we recommend inspection to appreciate the overall scale on offer.

Features of the property include gas fired central heating, double glazing, well-maintained gardens, monobloc driveway and garage.

Ashgill is a small village, set on the outskirts of Larkhall with a small shop, local primary school and access to motorway links. The nearest town is Larkhall which has excellent secondary and high schooling, shopping facilities and sports amenities including a golf course, swimming baths, country parks, gyms and football parks.



2195.84 sq ft | EER = C



RESIDENCE





# Andrew Baxter Avenue



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.