



RESIDENCE

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 2 Public Rooms | 3 Bathrooms



This beautifully presented Robertson built semi-detached villa is located within the popular Brannock Park development.

Finished to a high standard throughout, this lovely family home offers a well-designed layout of bright and spacious apartments. The accommodation comprises, welcoming entrance vestibule with access to a modern fitted cloaks/wc, generous size formal lounge with aspects to front and staircase to the upper floor level, contemporary fitted dining size kitchen with aspects and outer doors that provide access to the landscaped rear garden. On the upper floor there is a good size upper landing, three well proportioned bedrooms with master en-suite shower room and a separate three piece family bathroom with shower over bath.

Features of the property include gas central heating, double glazing, landscaped rear garden with summer house all enclosed by way of timber fencing with driveway to the side.

The floor plan shall provide you with a detailed layout of this immaculate and comfortable home, however we recommend viewing to appreciate the quality of finishings and the convenient setting that's on offer.

Brannock Park, is a development with fantastic commuting links by both road and rail to Glasgow and Edinburgh and an excellent choice of primary and secondary schools. All nearby major towns provide shopping and leisure facilities and Strathclyde Country Park is close to hand providing excellent outdoor activities. Colville Park Golf Club is within an few minutes of this development.



893.41 sq ft | EER = C





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# Cypress 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.