



RESIDENCE

1 Lilybank Street, Hamilton, ML3 6NN

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton

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



RESIDENCE



3 Bedrooms | 3 Public Rooms | 2 Bathrooms



This beautifully presented stone built semi-detached villa is a wonderful family home offering a deceptively spacious layout of apartments formed over 3 levels whilst featuring a detached outhouse.

The property enjoys a convenient and central location, set within corner appointed, well designed and maintained gardens that are particularly private to rear whilst further features include a gated driveway.

The property has been finished to an exceptionally high standard and offers accommodation that consists of, entrance vestibule, attractive and welcoming reception hallway, stunning lounge with bay window to front, formal dining room with aspects to rear, modern fitted breakfasting size kitchen with staircase leading down to the basement level. The basement offers a pantry cupboard, 2 large separate rooms, one of which is being utilised as a kids TV/play room, there is a useful utility/laundry room and a cloaks/wc.

The upper floor is access via an attractive period staircase where there are 3 bedrooms and a very impressive contemporary designed and fitted family bathroom with detailed tiling and feature lighting.

Features of the property include gas central heating, double glazing, gardens with artificial lawn, gated driveway and the detached outhouse which lends itself ideally for home learning or working from home.

Early viewing of this striking home is highly advised.

Lilybank Street is a desirable and sought after address within the Town. Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools in close proximity to the property in addition to Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride and Motherwell.



sq ft | EER =



RESIDENCE



Lilybank Street



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.