



RESIDENCE

2 Scotia Gardens, Hamilton, ML3 8XA

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



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4 Bedrooms | 2 Public Rooms | 3 Bathrooms

Occupying a great position within sizable corner gardens, this well-proportioned 4 bedroomed detached villa is an ideal family home and features a converted garage that is now an excellent cinema room.

The accommodation comprises; reception hallway with staircase to the upper floor level, spacious lounge/dining room with aspects to both the front and rear, separate family or formal dining room, modern fitted kitchen, rear vestibule and a cloaks/wc. On the upper floor there are 4 bedrooms with master en-suite shower room whilst there is a separate, modern fitted and tiled family bathroom with spa bath.

Features of the property include gas central heating, double glazing, driveway and large corner appointed gardens.

Scotia Gardens is a popular address of which the location of Meikle Earnock is a residential area within close proximity of Hamilton Town Centre which is home to a wide variety of pubs, restaurants and bistros as well as excellent shopping facilities and retail parks with many well-known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities including Glasgow and Edinburgh whilst for those commuting by car there's the convenience of the M74 motorway with access both north and southbound, and access to the East Kilbride expressway.



1151.74 sq ft | EER = C

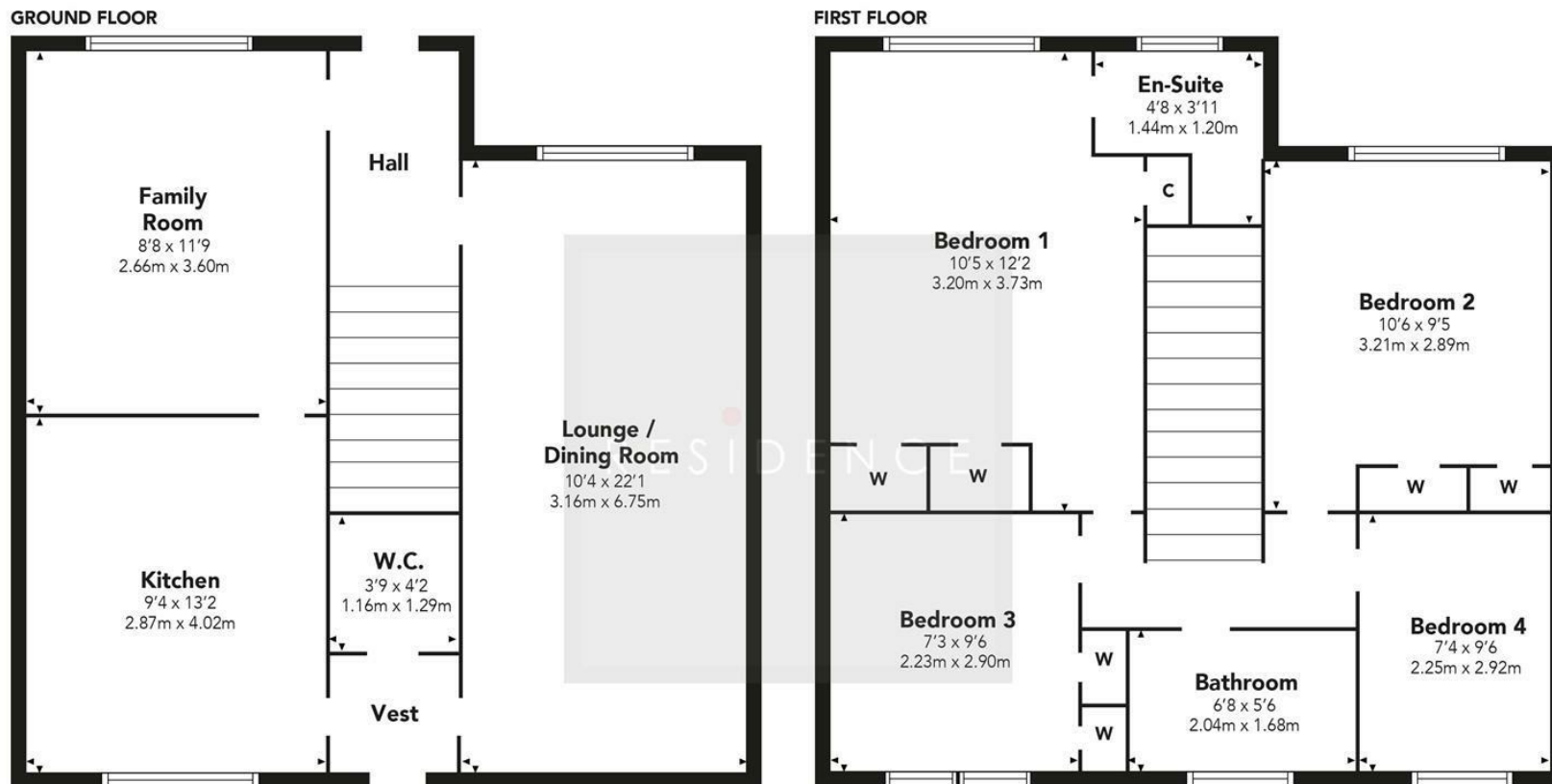


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Scotia Gardens



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.