



RESIDENCE

9 Millar Grove, Hamilton, ML3 9BF

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5 Bedrooms | 4 Public Rooms | 3 Bathrooms

This beautifully presented and successfully extended 5 bedroom detached villa sits within large gardens on a quiet tree lined avenue.

Millar Grove was built by Cala Homes circa 1999 and remains one of Hamilton's favoured addresses within the town. Its quiet tree lined setting, large plots and convenience to amenities makes it a perfect location whilst the home itself is one of Cala's larger models. It offers excellent family living space. The rooms are spacious, bright and neutrally decorated whilst the bathrooms and en-suite have been overhauled and replaced with modern white suites and luxury tiling. The rear extension has created a larger dining room and a family living room has been added. Additional features include gas central heating, double glazing, a security alarm system and great storage space.

This lovely home offers a great balance of bedroom space and entertainment/living accommodation which comprises galleried reception hall, cloakroom wc, lounge, large dining room, family room, study, modern dining kitchen with a range of integrated appliances, separate utility room, five double bedrooms, master en-suite, a modern family bathroom and integral double garage.

The gardens are mature, beautifully kept and a great size. To the front there is plenty of parking, shrubs and lawn whilst the enclosed rear garden has a large patio, lawn, bedding areas, mature trees and a playhouse. There is excellent space down each side of the house where there is a greenhouse and sheds.

Millar Grove is a lovely quiet avenue located off Wellhall Road. Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection 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.



2260.42 sq ft | EER = C



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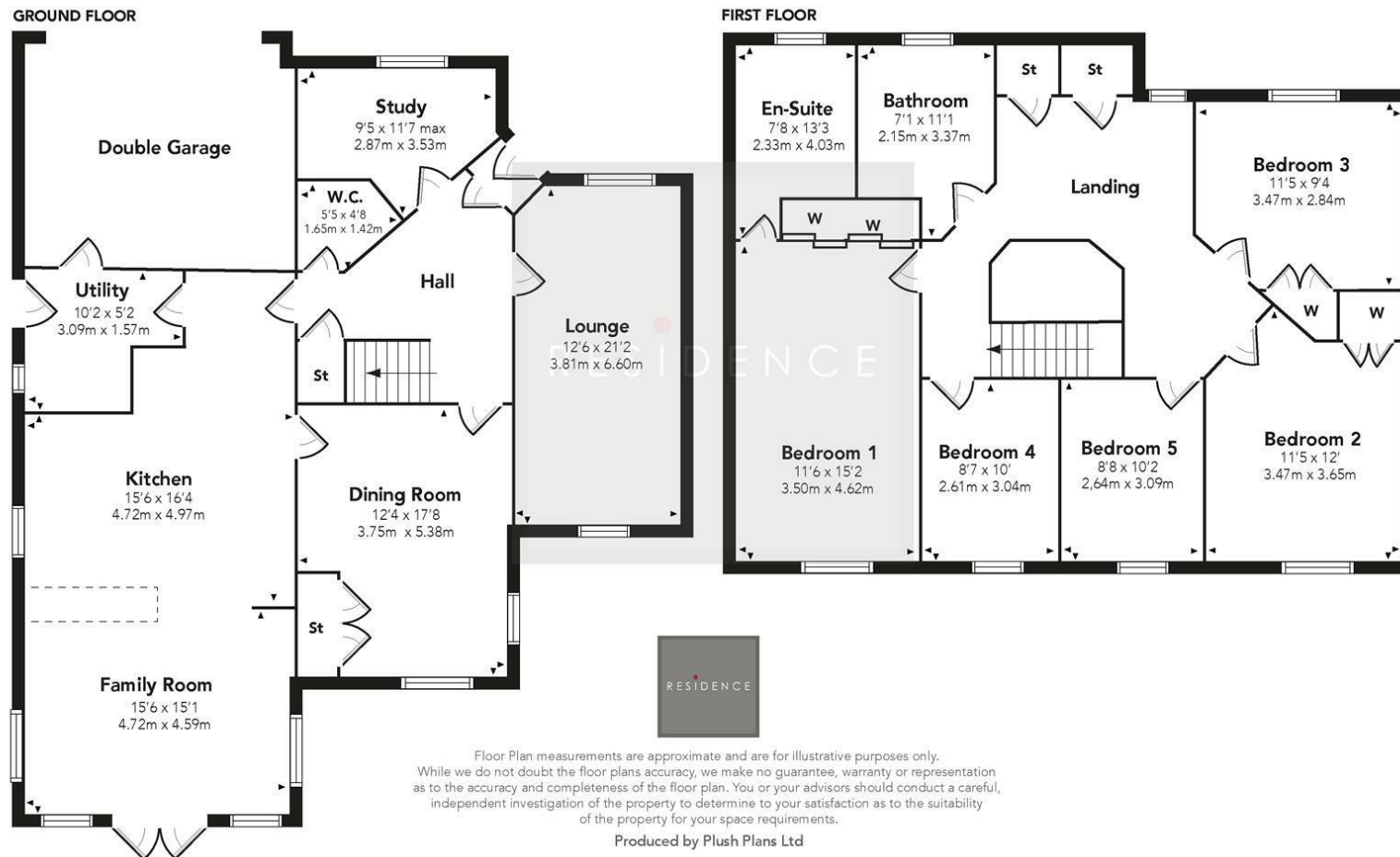
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Viewing by appointment with Residence Hamilton

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Millar Grove



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.