



RESIDENCE

57B Union Street, Hamilton, ML3 6NF

www.residenceestateagents.co.uk

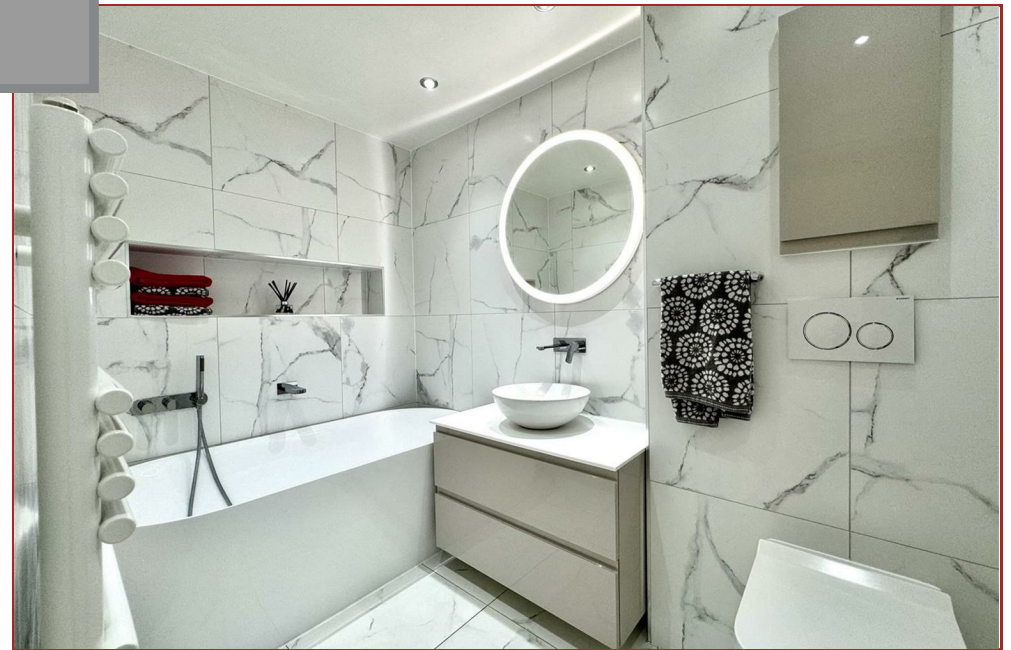


Viewing by appointment with Residence Hamilton

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RESIDENCE



4 Bedrooms | 2 Public Rooms | 3 Bathrooms



The Stables is a beautiful period home that offers a deceptively spacious layout of apartments which are formed over 3 levels and is set within stunning walled gardens that have an impressive back drop down to the Cadzow Burn.

This unique and very quirky home offers an array of spacious and very versatile apartments which lends itself to be utilised as either a three or four bedroomed home depending on the size of a family or purchasers' requirements.

Formed over the 3 levels, the entry level consists of welcoming hallway with stairs leading to both the lower and upper floor levels, spacious and lovely living room, home office/study, contemporary designed and fitted family bathroom and bedroom 3. Downstairs leads to a hallway, open plan to the family dining formal lounge which could be a 4th bedroom and the modern fitted breakfasting kitchen. All downstairs apartments have access to the rear decking. The upper floor comprises of a lovely, bright and airy landing with feature window, 2 double bedrooms, both of which have modern fitted en-suite shower rooms.

Features of the property include gas central heating, double glazing and courtyard parking to the front.

The walled gardens are stunning, tiered over 3 levels with a large lawn and impressive, enclosed sundeck with outdoor entertaining and gazebo. An abundance of maturing specimen plants and shrubs, various relax and sitting areas and footpaths leading down the burn.

Union Street is 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.



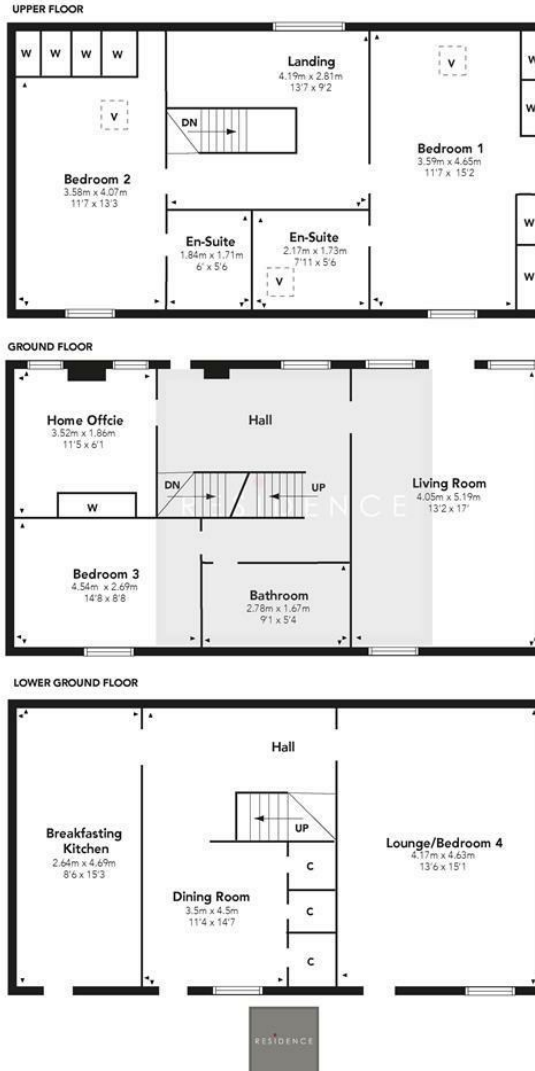
1840.63 sq ft | EER = D



RESIDENCE



Union Street



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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.