



RESIDENCE

29 Lendalfoot Gardens, Hamilton, ML3 9DW

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 3 Public Rooms | 2 Bathrooms

Situated within a sought-after residential cul-de-sac, this four bedroomed, professionally extended Wimpey built detached villa offers a well-proportioned layout of apartments which are formed over two levels.

The property occupies an excellent position within established gardens and located at the end of the cul-de-sac.

The accommodation comprises. Reception hallway with staircase to the upper floor level, spacious lounge with dual aspects, formal dining room with access to the mature gardens via patio doors, large dining size kitchen and a further sitting room or double bedroom. On the upper floor are three well proportioned bedrooms with the principal bedroom offering an en-suite shower room, completing the accommodation is the three piece family bathroom.

Features of the home include gas central heating, double glazing, driveway and detached garage.

Early internal viewing is highly advised to appreciate the size of accommodation on offer.

Lendalfoot Gardens is located within the ever popular High Earnock district of Hamilton. Hamilton is home to excellent shopping facilities and sports amenities including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools at both primary and secondary level catering for all denominations. The town centre has a variety of restaurants and bars and many familiar high street names can be found at the nearby Regent shopping centre. The town also has excellent main line train and bus links providing direct access to Glasgow city centre and beyond while the nearby M74 motorway provides excellent access to the central belt.



sq ft | EER =

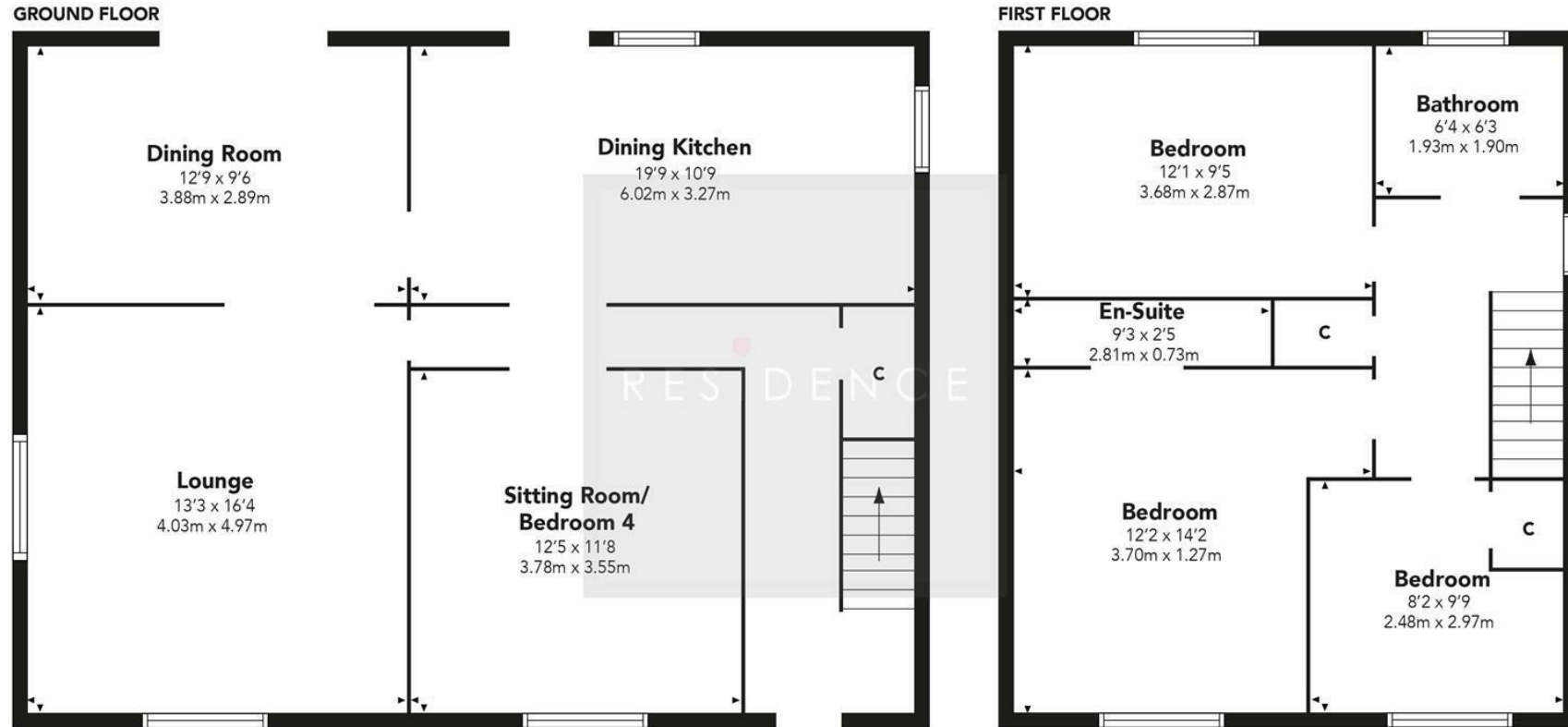


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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.