



RESIDENCE

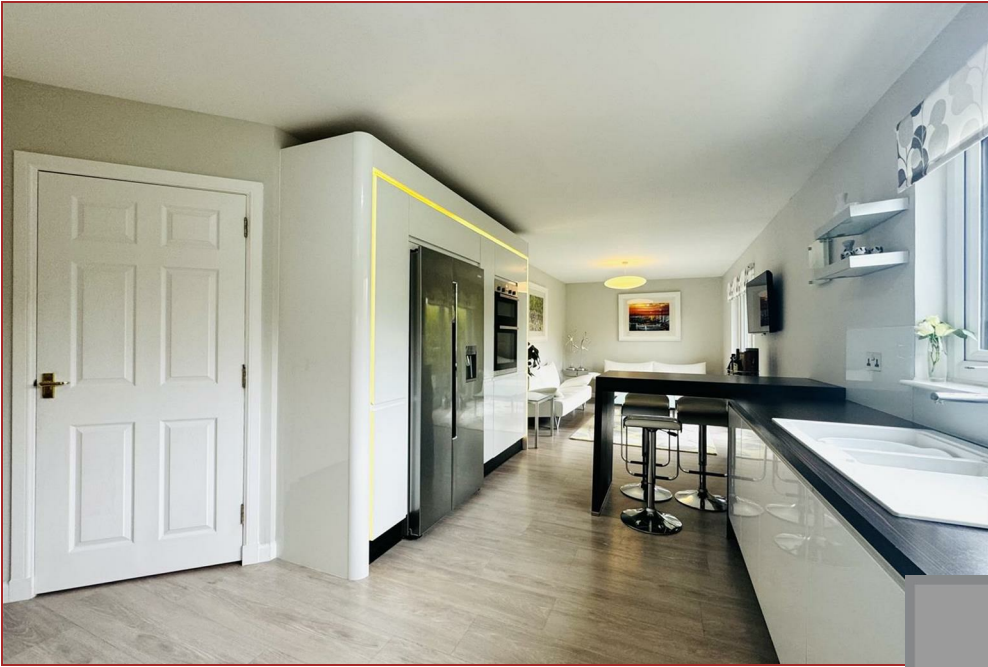
19 Fitzroy Grove, Jackton, G74 5PQ

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton

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



RESIDENCE



## 5 Bedrooms | 3 Public Rooms | 4 Bathrooms



Located within this sought after residential locale, an impressive 5 bedroom, Stewart Milne family detached villa offering excellent living space over 2 levels.

The home, finished to a high standard is in show home condition with excellent décor. It comprises welcoming reception hallway with staircase to upper floor level and cloaks/wc. The bay windowed lounge features a focal point media wall with double French doors to the adjoining formal dining room which has French doors to the garden and a door to the contemporary designed and refitted integrated breakfasting kitchen. The kitchen features extensive units, breakfast bar and quality integrated appliances. The kitchen leads to a fully fitted utility room. There is open plan access from the kitchen to the family room with further French doors to the rear gardens.

Recently fitted Karndean flooring runs throughout the downstairs of the home.

The upper floor offers access to five bedrooms and a modern fitted family bathroom. The generously sized master bedroom includes a walk in wardrobe and refitted ensuite shower room with double shower. Bedroom two also features an ensuite shower room and fitted wardrobe. There are three further bedrooms and three large storage cupboards.

Features of the property include gas central heating, double glazing, monobloc driveway, double garage and external lighting.

The home occupies an excellent position and the south west facing rear garden has extensive decking accessed from both French doors and attractive bamboo plants providing substantial privacy.

The floor plan provides a detailed layout of this wonderful home, however, viewing is highly advised.

Jackton enjoys a semi-rural feel with Thorntonhall and Eaglesham villages a short distance away whilst the nearby town of East Kilbride offers a wide range of amenities. A new primary school is now open in Jackton. The area is well served by nearby motorway links providing access to Glasgow, Ayrshire and Lanarkshire.



1883.68 sq ft | EER = B



RESIDENCE





RESIDENCE



# Fitzroy Grove



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.