



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms

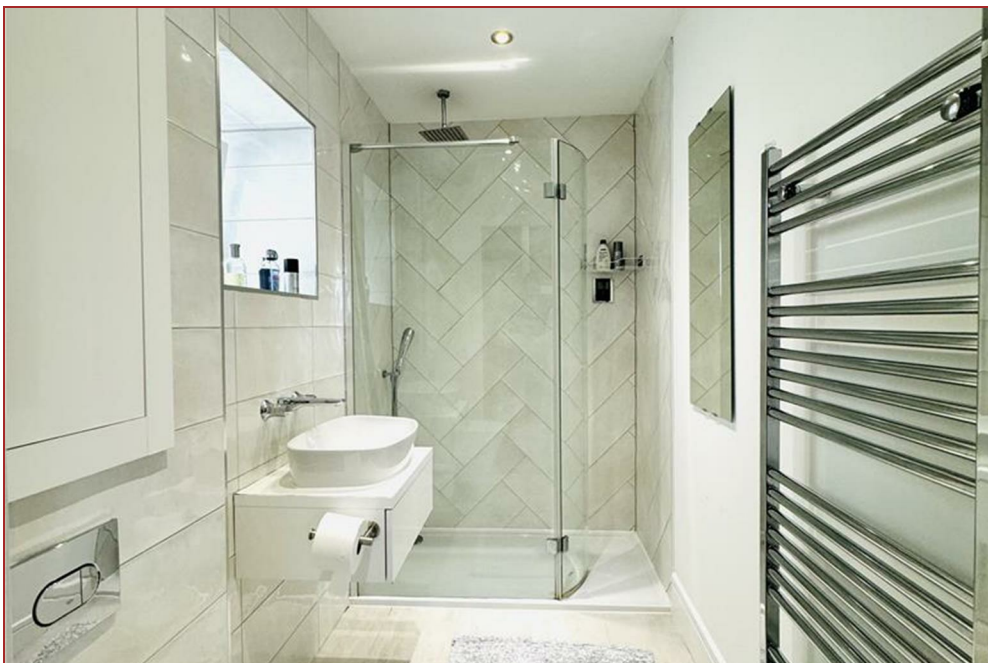
Built by Avant Homes and located within the highly regarded Brannock Brae development, this well presented four bedroomed family detached villa has been finished to a high standard throughout and enjoys an excellent position with views to the front over Torrance Park Golf Course.

Built in the style of the 'Norbury' house type, this beautifully designed home offers an array of bright, spacious and airy apartments formed over two main levels. The home is further enhanced by way of a successful garage conversion, fresh neutral décor, stylish tiling and quality floor coverings.

The ground floor accommodation comprises welcoming reception hallway with staircase leading to the upper floor level, cloaks/wc with two-piece suite, formal lounge/relax room with aspects to front and a fantastic sized, open plan dining/ family room with modern kitchen featuring integrated appliances which is the real heart of the home featuring double glazed bi-fold doors leading to the rear gardens. A separate family room with great storage could be utilised as a downstairs 5th bedroom. On the upper floor there is a great sized landing with study area, four double bedrooms of which the sizeable master bedroom has quality sliding door wardrobes and a stylish and contemporary fitted en-suite shower room. The upper floor is also serviced by way of a good sized modern fitted family bathroom.

Features of this lovely home include gas central heating, quality double glazing including Bi-fold doors and monobloc driveway. Further features include gardens that are enclosed to rear whilst enjoying a pleasant outlook.

The Brannock Brae development is located close to Newarthill and Motherwell town centres whilst there is also a wide range of amenities on offer locally, including nurseries, schools and colleges, restaurants, bars and shopping as well as sport and recreational facilities. Strathclyde Park is also just a short distance away offering many leisure pursuits.



1593.06 sq ft | EER = C



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Archerfield Crescent



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.