



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms



This attractive and very well presented 4/5 bedroomed family detached villa located within the popular and sought-after West Craigs development, was built by Keir Homes and offers a spacious and versatile layout of apartments formed over two levels.

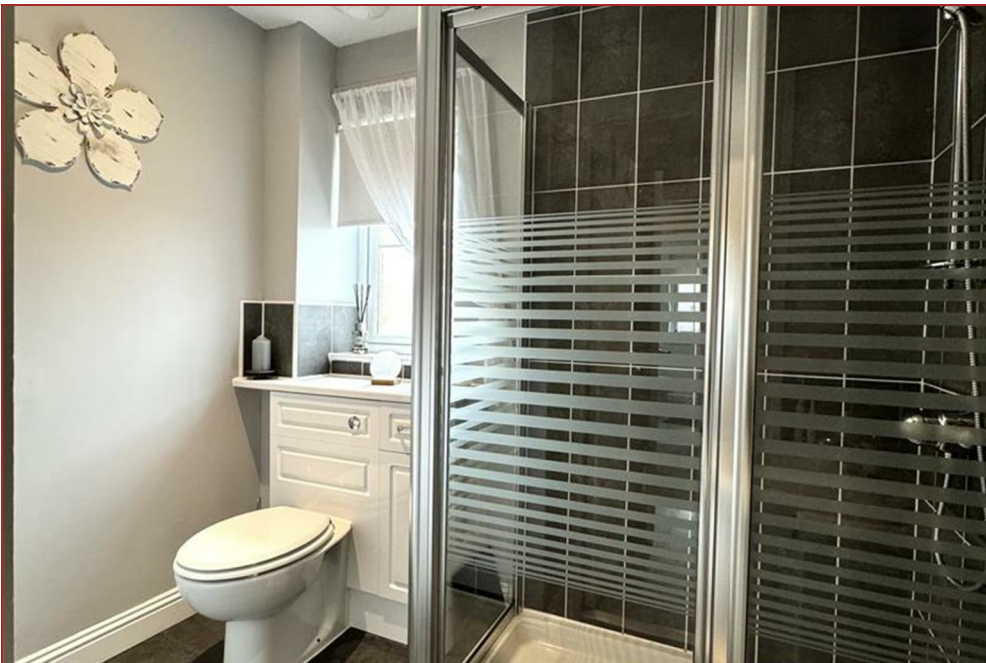
The property has been finished with fresh neutral tones throughout and features landscaped rear gardens with purpose built outside entertaining area with log burner, bar, seating area and hot tub (optional) with canopy.

The ground floor accommodation comprises welcoming reception hallway with staircase leading to the upper floor level, under stair cloaks/wc with two-piece suite, sizeable lounge with feature bay window, formal dining room with double glazed doors to rear, fitted breakfasting kitchen with a range of floor and wall mounted storage units, worktop surfaces and integrated appliances, and a separate utility room with rear access. The garage has been successfully converted to an additional family room or downstairs 5th bedroom.

On the upper floor is the family bathroom and four good size bedrooms with a master en-suite shower room.

Features of the property include gas central heating, double glazing, monobloc driveway and a sizable storage shed in the rear gardens.

West Craigs is situated between both Hamilton and East Kilbride town centres, each offering excellent shopping facilities and amenities. There are several highly regarded schools as well as the nearby Hamilton College whilst 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 also provides excellent road links throughout the west of Scotland and beyond.



1356.00 sq ft | EER = C



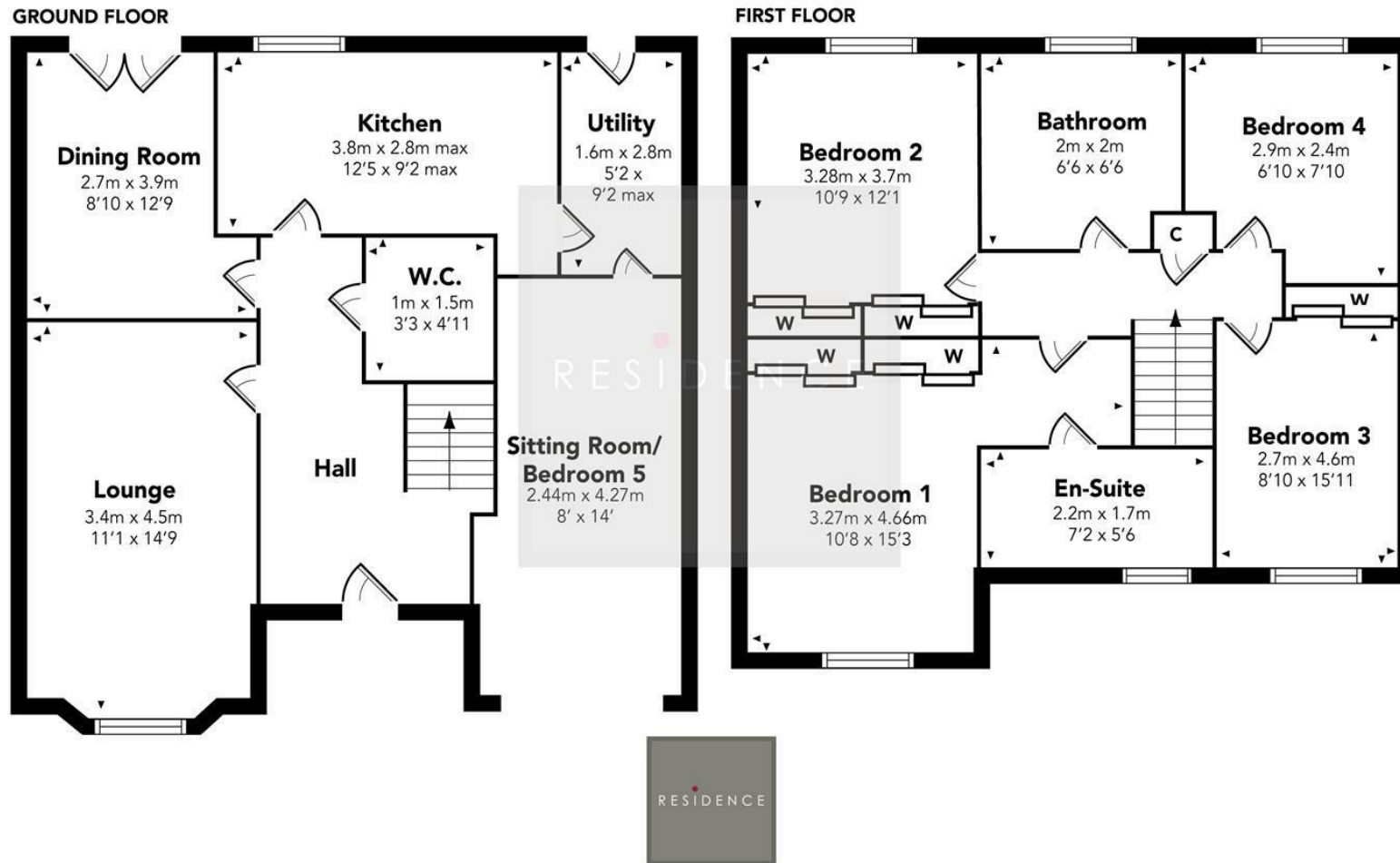
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Aberdour Court



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.