



RESIDENCE

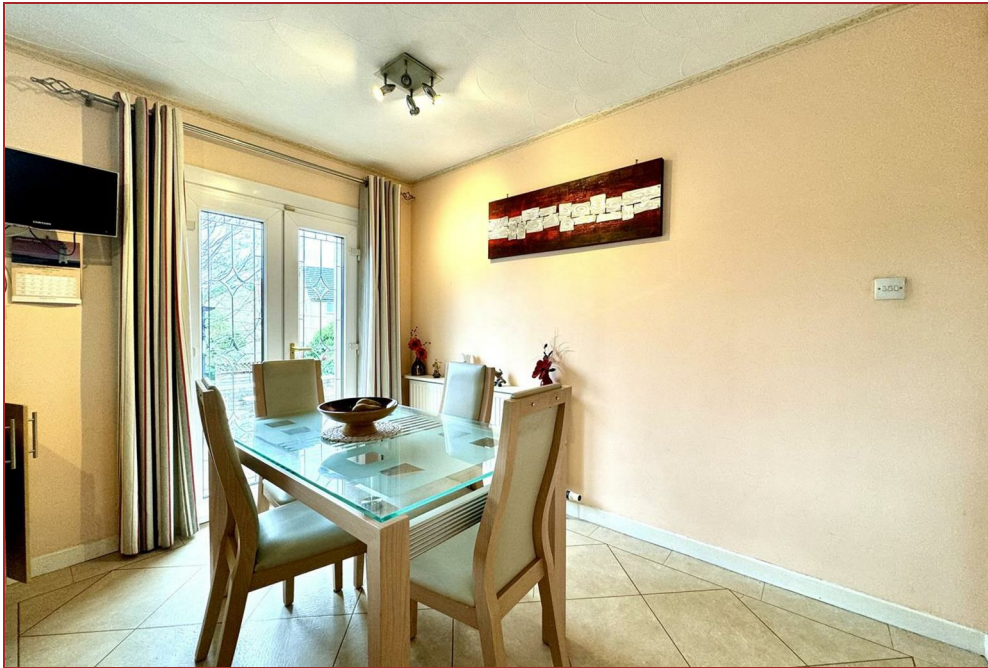
68 Tuphall Road, Hamilton, ML3 6TB

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4 Bedrooms | 1 Public Rooms | 2 Bathrooms

Enjoying a central location within close proximity of all Town Centre amenities, this deceptively spacious 4 bedroomed, chalet style detached villa offers a versatile layout of apartments.

The property occupies a great position within well maintained established gardens whilst featuring a sizable monobloc driveway and double detached garage.

The accommodation comprises of a large entrance porch with access to a welcoming reception hallway with staircase to the upper floor level, generous sized formal lounge, with aspects to front, modern fitted kitchen with open plan dining area, 2 downstairs bedrooms and a modern fitted shower room. On the upper floor there are 2 further large bedrooms of which the master bedroom has 2 walk in closets whilst there is a further upstairs modern fitted shower room.

Features of the property include gas central heating and double glazing.

Early viewing of this lovely home is highly advised in order to fully appreciate the standard of finish and accommodation on offer.

Tuphall Road is a popular locale near the centre of Hamilton. Hamilton Bus Station and Hamilton Central Train Station is within walking distance to the property. The property is also in a fantastic school catchment area for St Johns PS, St Marys PS Hamilton Grammar and Holy Cross High.

The nearby M74 motorway also provides excellent road links throughout the west of Scotland.



1636.00 sq ft | EER =

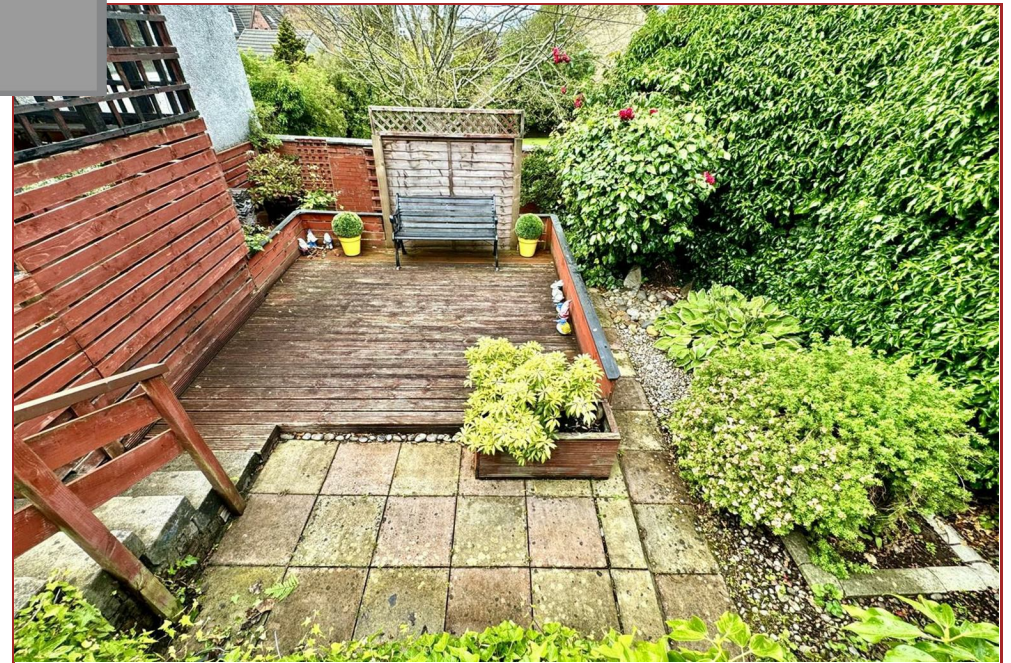


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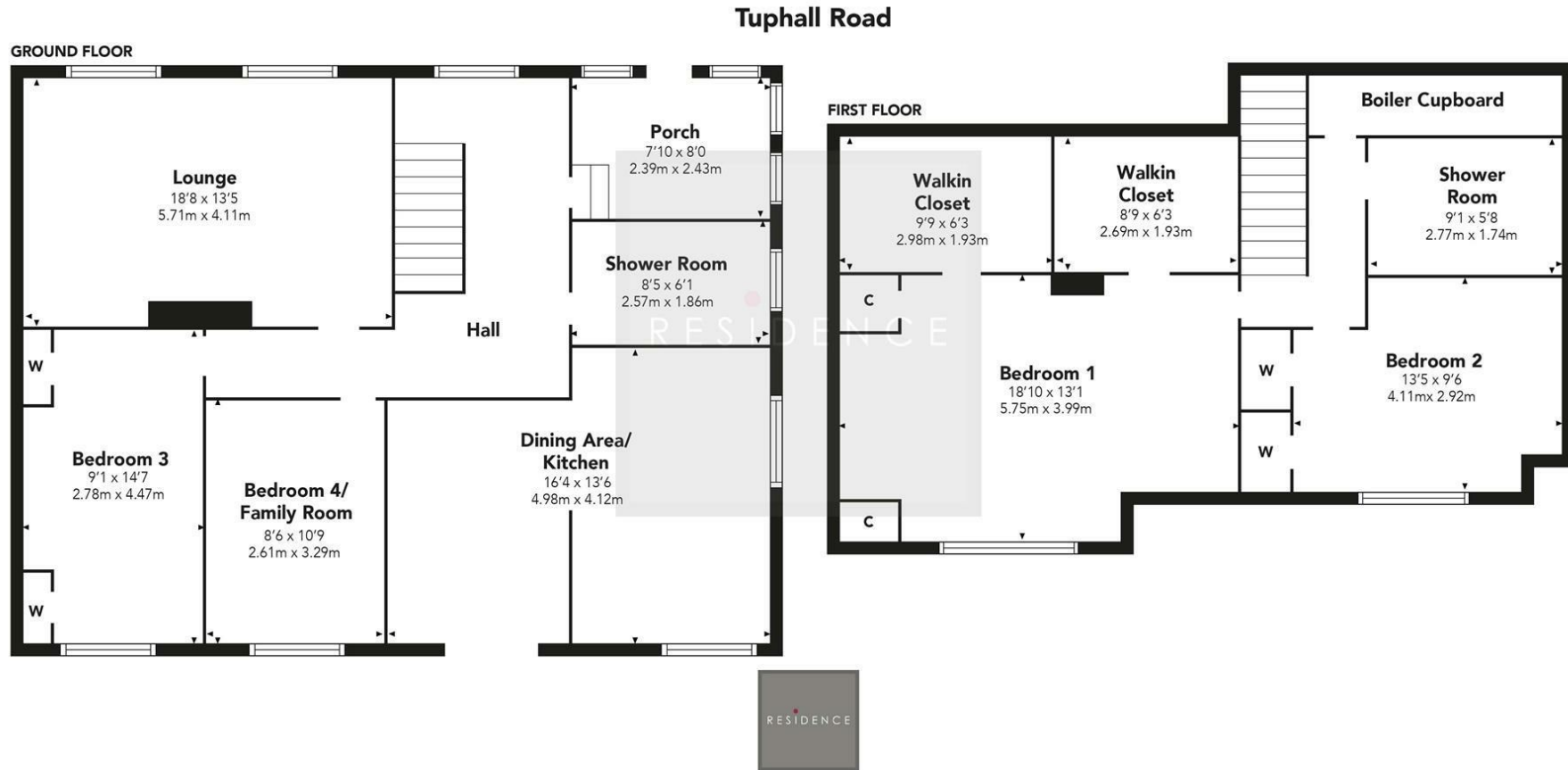


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Viewing by appointment with Residence Hamilton

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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.