



RESIDENCE

6 Den Bak Avenue, Hamilton, ML3 8DA

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Viewing by appointment with Residence Hamilton

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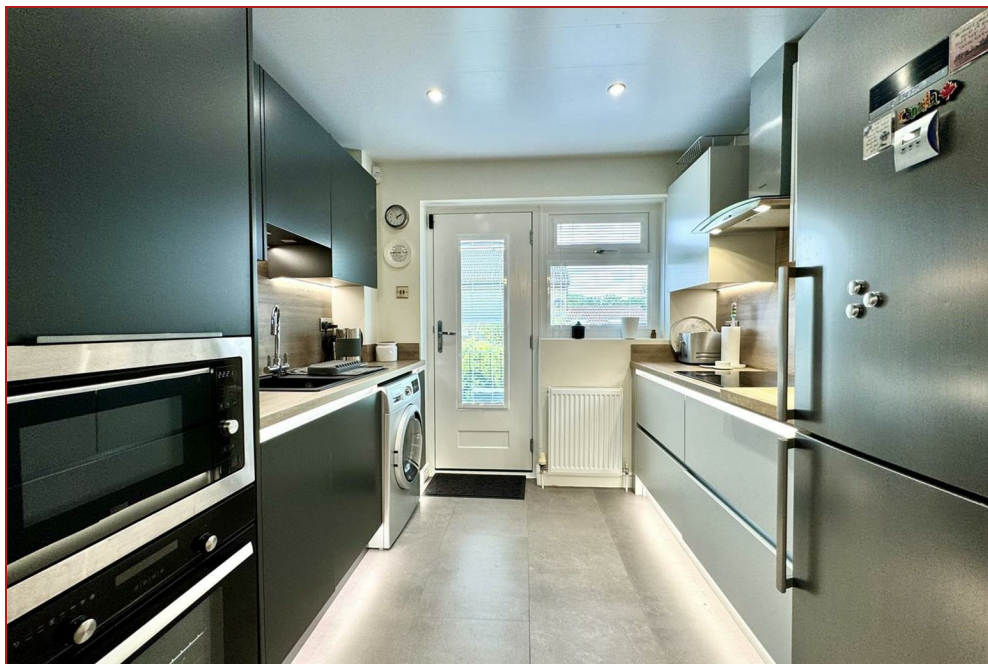
2 Bedrooms | 1 Public Rooms | 1 Bathrooms

Located within this desirable and highly regarded residential cul-de-sac, this seldom available 2 bedroomed, corner appointed semi-detached bungalow is sure to be popular.

The accommodation comprises; entrance hallway with mirror fronted storage cupboard, spacious lounge/dining room with aspects to front and access to a newly fitted contemporary kitchen that has a range of fitted units with feature lighting as well as appliances including inbuilt hob, extractor fan, oven and microwave.

An inner hallway leads to the 2 double bedrooms and a modern fitted shower room.

Features of the property include gas central heating, alarm, newly installed quality double glazing and front and rear outer doors. It also benefits from corner appointed gardens and driveway.



Den Bak Avenue is a popular development located just off Woodfoot Road and is particularly convenient for schooling and for those travelling to East Kilbride and the surrounding towns. Hamilton is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs.

785.77 sq ft | EER = C



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Den Bak Avenue



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.