



RESIDENCE

36 Sportsfield Road, Hamilton, ML3 8RF

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RESIDENCE



5 Bedrooms | 2 Public Rooms | 4 Bathrooms



A fantastic family home set within the sought-after locale of Earnock Glen. This excellent 5 bed detached villa, built in the model of the Ascot house type is presented in good decorative order and offers an ideal opportunity to buy within this desirable, modern estate within the town of Hamilton.

Built by Barratt Homes circa 2012 this attractive detached villa offers excellent living and bedroom space over two floors and has been presented in neutrally decorated tones throughout. The property is set within the catchment for highly regarded local schooling and is also just a short distance from Hamilton town centre.

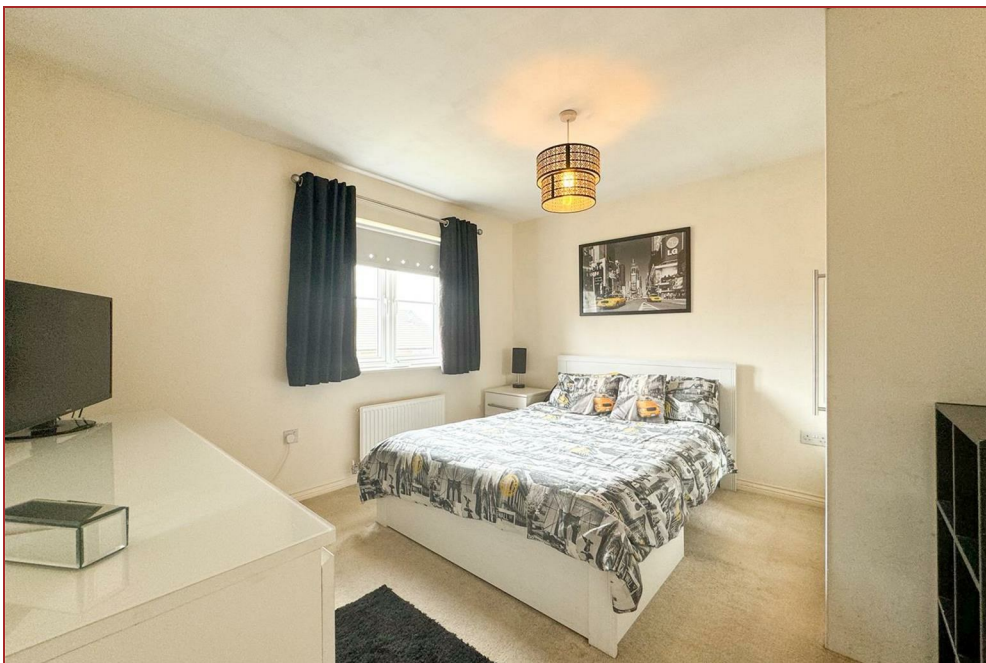
The ground floor accommodation comprises of a welcoming reception hallway with staircase to the upper floor level and access to a cloaks/wc, lounge with aspects to front and access to a formal dining room, Contemporary designed and fitted kitchen with feature worktops and lighting with open plan to a dining/breakfasting area and separate utility room.

The upper floor offers 5 bedrooms of which the 5th bedroom has been now designed and used as a dressing room, there are 2 en-suite shower rooms and a lovely and very stylish, contemporary fitted family bathroom.

The enclosed floor plan shall provide a detailed layout of this impressive home however we recommend inspection to appreciate the scale and layout of accommodation on offer.

Features of the home include gas central heating, double glazing, monobloc driveway and established gardens to the front, rear and side. The rear garden has a fantastic decked area which is split over two levels and excellent for entertaining.

Sportsfield Road is located within the Earnock Glen development and is located just off Woodfoot Road which 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 school.



1431.60 sq ft | EER = C



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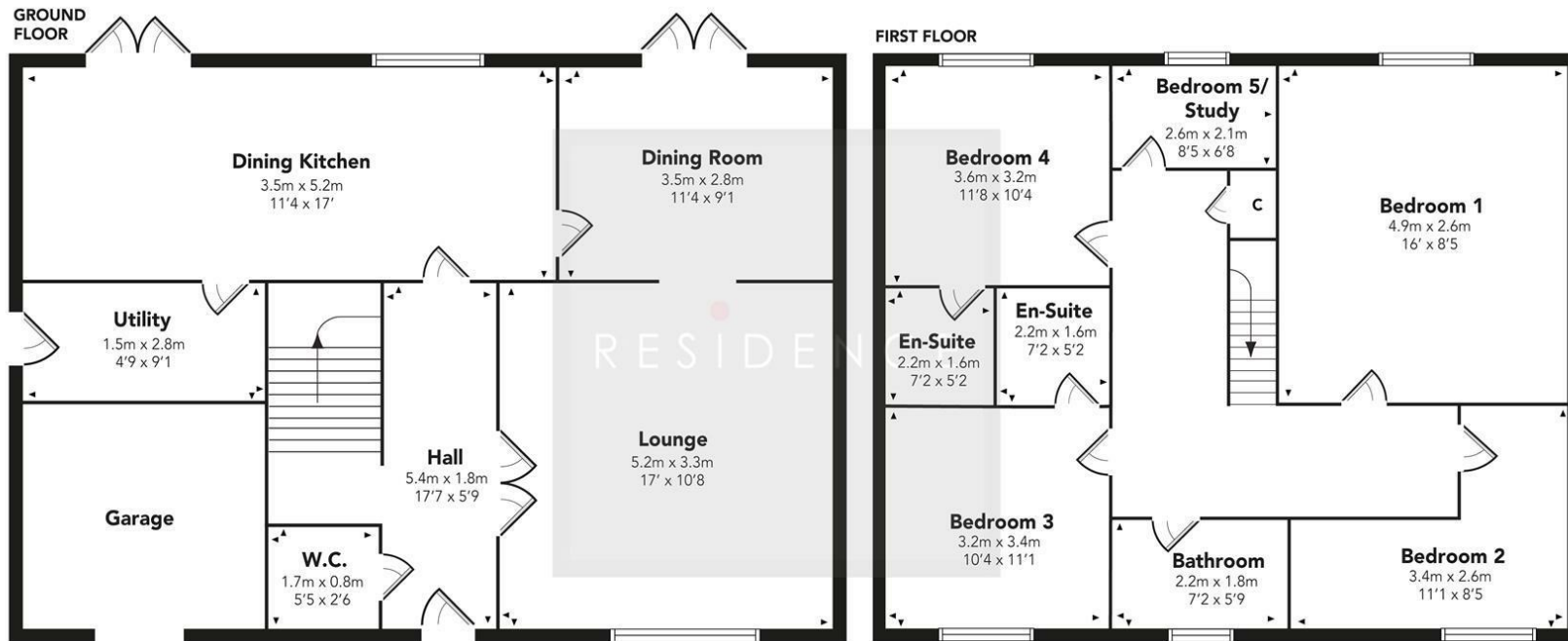
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Viewing by appointment with Residence Hamilton

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Sportsfield Road



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.