



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms

This detached family home is in pristine condition throughout and has been further enhanced with a full garage conversion giving the flexibility of three public rooms or indeed five bedrooms.

The accommodation comprises; entrance hallway with staircase leading to the upper floor level, cloaks/wc with two piece suite, formal bay window lounge with aspects to front and French doors leading to the formal dining room which in turn gives access to the rear gardens, a modern fitted kitchen. There is access to a successfully converted garage which lends itself as a further family/public room or indeed a fifth bedroom. On the upper floor there are four bedrooms with the principal bedroom benefitting from a modern en-suite shower room. The separate family bathroom has a three piece suite.

The enclosed floor plan shall provide a detailed layout of this sizable home however we recommend inspection to appreciate the scale of accommodation available.

Features of the home include gas central, double glazing and monoblock driveway.

The property also features well maintained gardens which are enclosed to the rear by way of timber fencing with artificial grass and patio area.

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.



sq ft | EER =



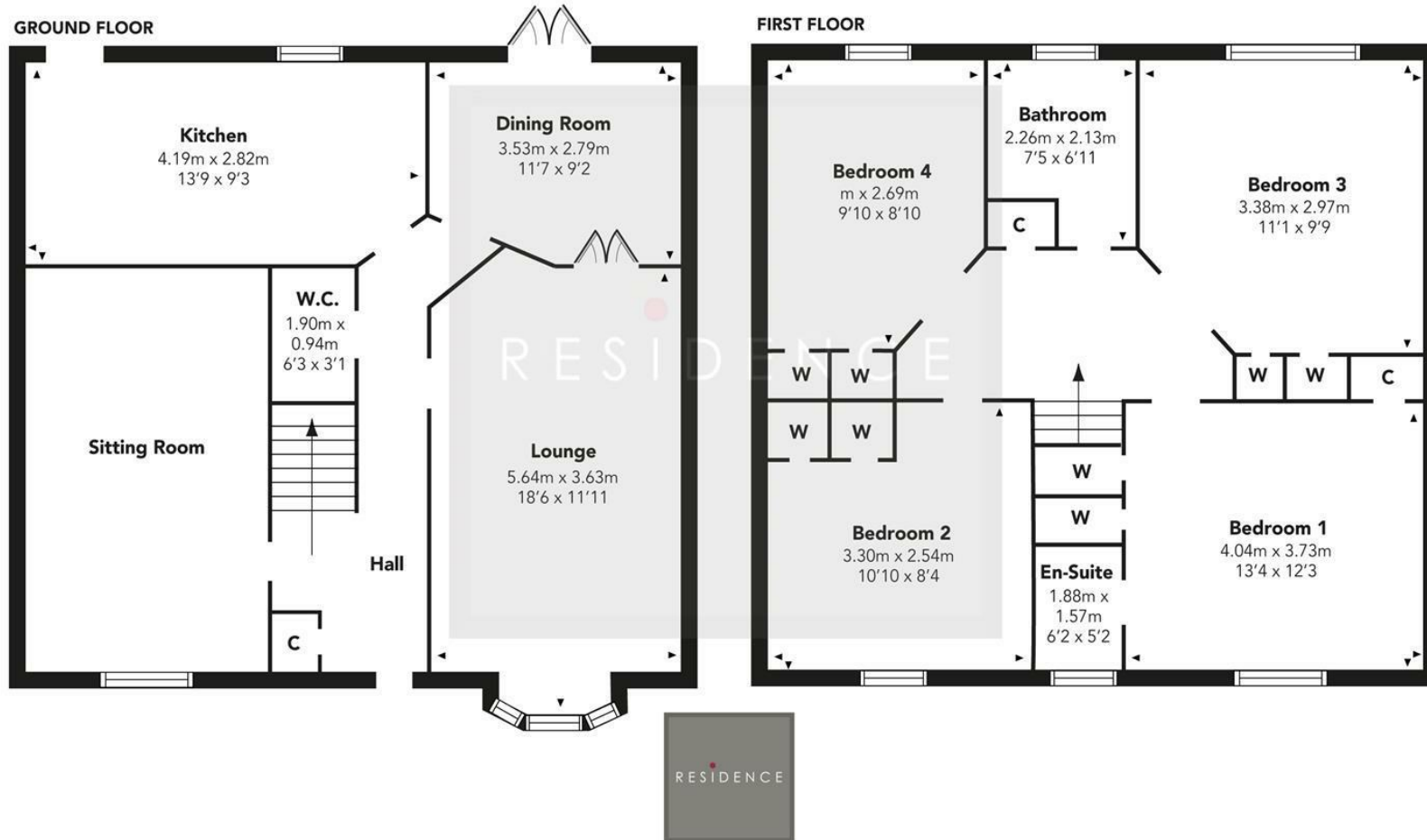
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors 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.