



RESIDENCE

19 Hawthorn Hill, Hamilton, ML3 7LR

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 1 Bathrooms



This three-bedroom semi-detached villa is a well-proportioned and attractive property located in a highly sought-after area of Hamilton. The home offers bright and spacious living accommodation, ideal for comfortable family living.

The front entrance opens into a reception hallway, which leads to a spacious dual-aspect lounge, filled with natural light.

Adjacent to the lounge, the kitchen is well-equipped with a range of base and wall-mounted storage units. The kitchen has direct access to the well-maintained rear garden. Additionally, the ground floor includes a separate dining room.

Upstairs has three generously sized bedrooms, each with built-in wardrobes, a floored loft area provides additional storage, accessed via a loft ladder. The family bathroom is also located on this floor.

The property is set on a large corner plot, featuring beautifully kept gardens. The driveway at the front of the property provides off-street parking and leads to a detached garage.

Hamilton is a vibrant town featuring a wealth of amenities and offers excellent transport links, with mainline train and bus services providing direct access to Glasgow city centre and beyond. The nearby M74 motorway is easily accessible.

The area is well-served by highly regarded schools at both primary and secondary levels.

The property is located in a tranquil and convenient location; viewing is highly recommended.



882.64 sq ft | EER = D

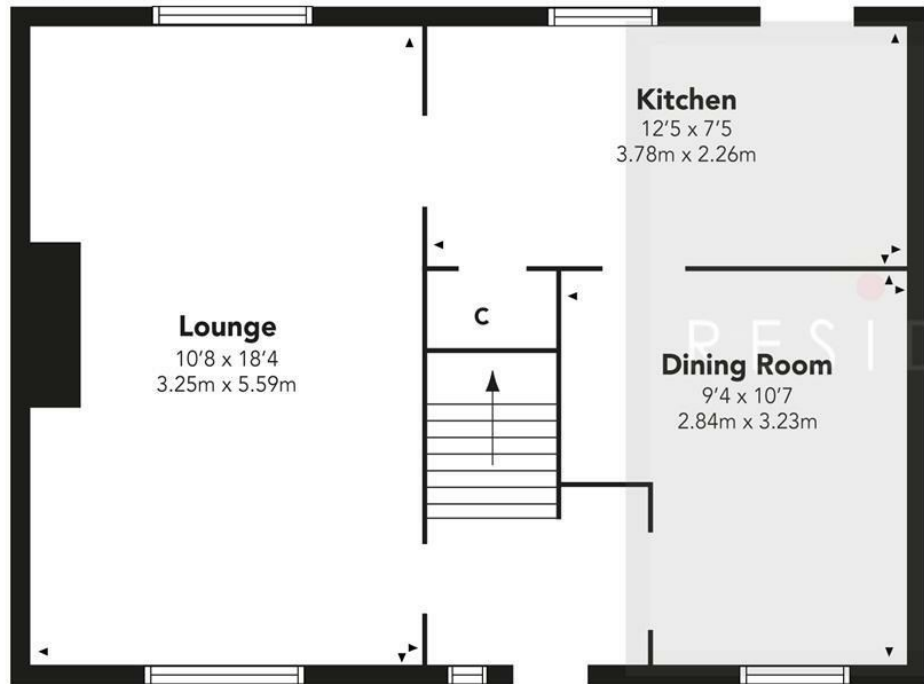


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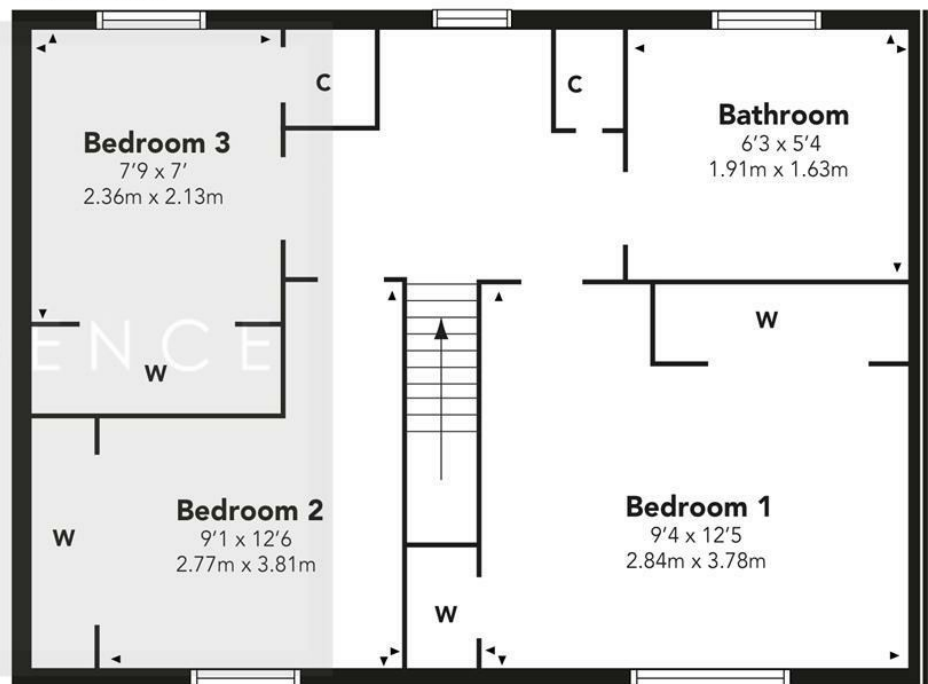


Hawthorn Hill

GROUND FLOOR



FIRST FLOOR



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.