



RESIDENCE

116 Philips Wynd, Hamilton, ML3 8PH

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)





Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





RESIDENCE



## 3 Bedrooms | 1 Public Rooms | 3 Bathrooms

Fabulous modern three-bedroomed terraced home located in a sought-after development close to local amenities.

Offering a well-designed layout of bright and spacious apartments, the accommodation comprises a welcoming entrance hallway with access to a bright and airy lounge to the rear, which has direct access to the private rear garden. There is a breakfasting sized contemporary kitchen with aspects to the front and completing the downstairs accommodation is the WC.

On the upper floor there are three well proportioned bedrooms, principal en-suite shower room, and a three piece family bathroom.

The floor plan shall provide you with a detailed layout of this immaculate and comfortable home. However, we recommend viewing to appreciate the quality of finishing and the convenient setting that's on offer.

Features of the property include gas central heating, double glazing, a private enclosed rear garden which is bound by way of timber fencing with decking and residents parking to the front.

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. 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 provides excellent road links throughout the west of Scotland.

732.00 sq ft | EER = C







RESIDENCE

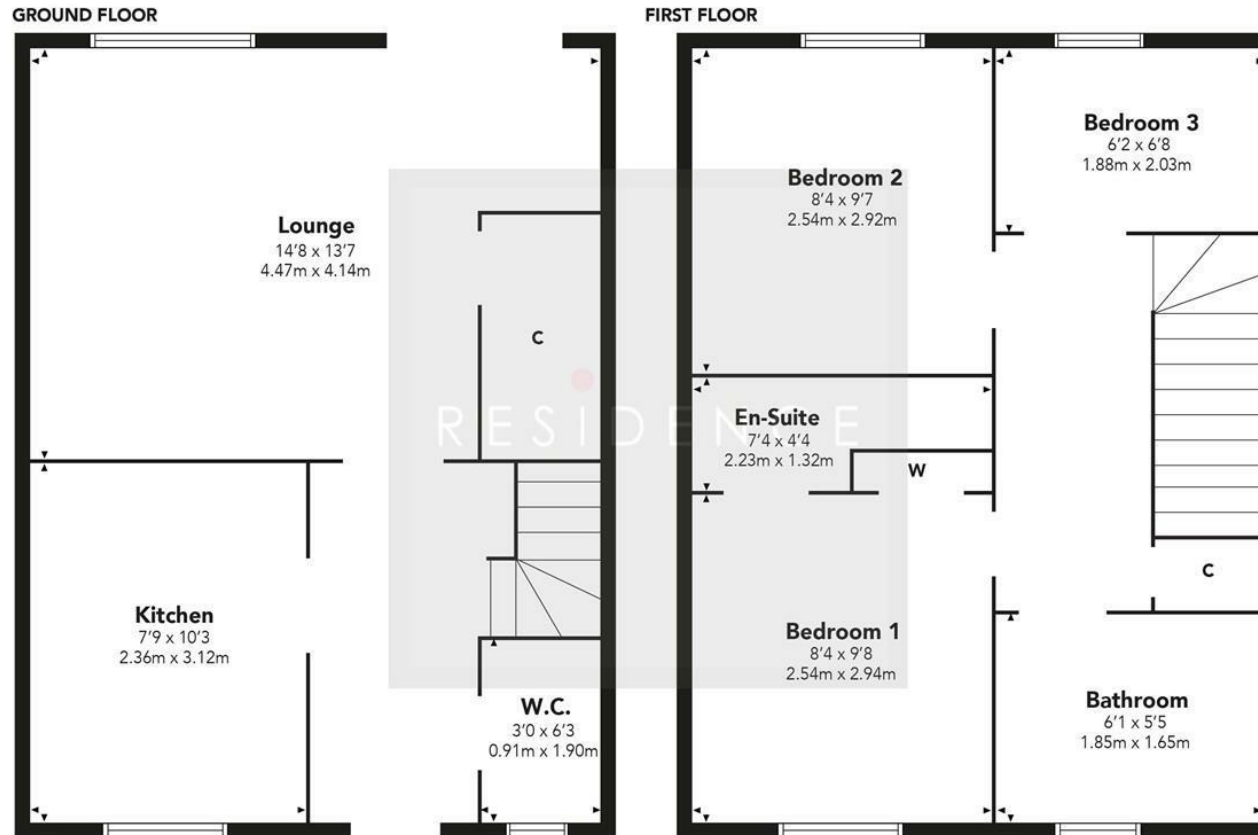








# Philips Wynd



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.