



RESIDENCE

31 Balfron Crescent, Hamilton, ML3 9UH

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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



RESIDENCE





3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This successfully extended, modernised and upgraded three bedroomed detached bungalow is set within a much admired residential locale of Earnock and is sure to appeal to the family market or someone looking for accommodation all on the level.

The property has been finished to a high standard throughout with neutral tones, recessed lighting and a mixture of quality floor coverings.

The accommodation comprises of a welcoming and sizeable two sectioned hallway, sizeable rear facing lounge/dining room with aspects and access to the gardens, modern designed and fitted kitchen with integrated appliances, three bedrooms, two with wardrobes and a stylish designed and fitted, tiled family bathroom.

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

Features include gas central heating, double glazing, mono bloc driveway/ parking and landscaped gardens to the rear with a stylish Indian sandstone patio, artificial lawn, garden store and high timber fencing.

Balfon Crescent is located within the popular Earnock district of the town which is particularly convenient for Townhill primary and other local schooling as well as for those travelling to East Kilbride and the surrounding towns. Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the wes



850.00 sq ft | EER = D



RESIDENCE





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.