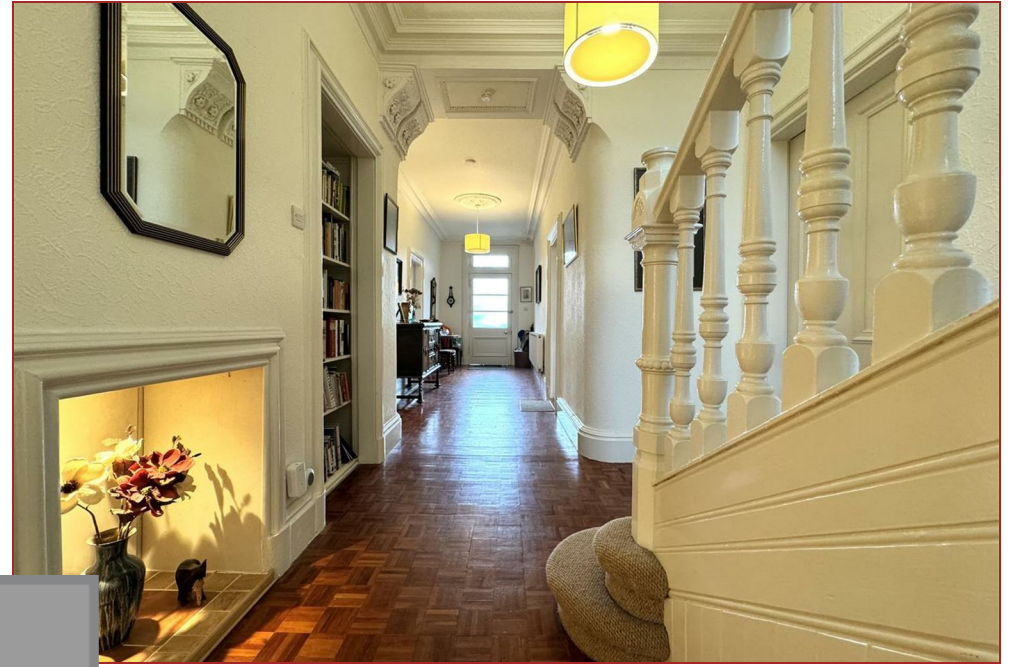




RESIDENCE

47 Union Street, Hamilton, ML3 6NA

www.residenceestateagents.co.uk



RESIDENCE





4 Bedrooms | 3 Public Rooms | 2 Bathrooms

This substantial, traditional main door conversion offers an array of well-proportioned apartments, retains many of its period features and includes a self-contained basement level with its own living accommodation.

The property is entered via outer storm doors with vestibule and a welcoming and sizeable reception hallway, generous sized bay windowed lounge with aspects overlooking the rear gardens, formal dining room, modern fitted breakfasting size kitchen with a range of base and wall mounted storage units with worktop surfaces and outer vestibule with access to the side. Utility room, boiler room and staircase to the basement level. There are 3 bedrooms and a feature, library styled staircase that leads to the family shower room with glass ceiling.

The accommodation on the lower ground floor comprises of a hallway with walk in storage, lounge/dining room with storeroom, fitted kitchen with pantry, bay windowed double bedroom and shower room.

Features of the property include gas fired central heating, mostly double glazing, double garage and private section of gardens to the rear.

The enclosed floor plan will provide a detailed layout of this unique home however internal viewing is highly recommended in order to fully appreciate the size and versatility on offer.

Union Street is within close proximity of Hamilton Town Centre, which is home to 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. 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.



2454.00 sq ft | EER = D

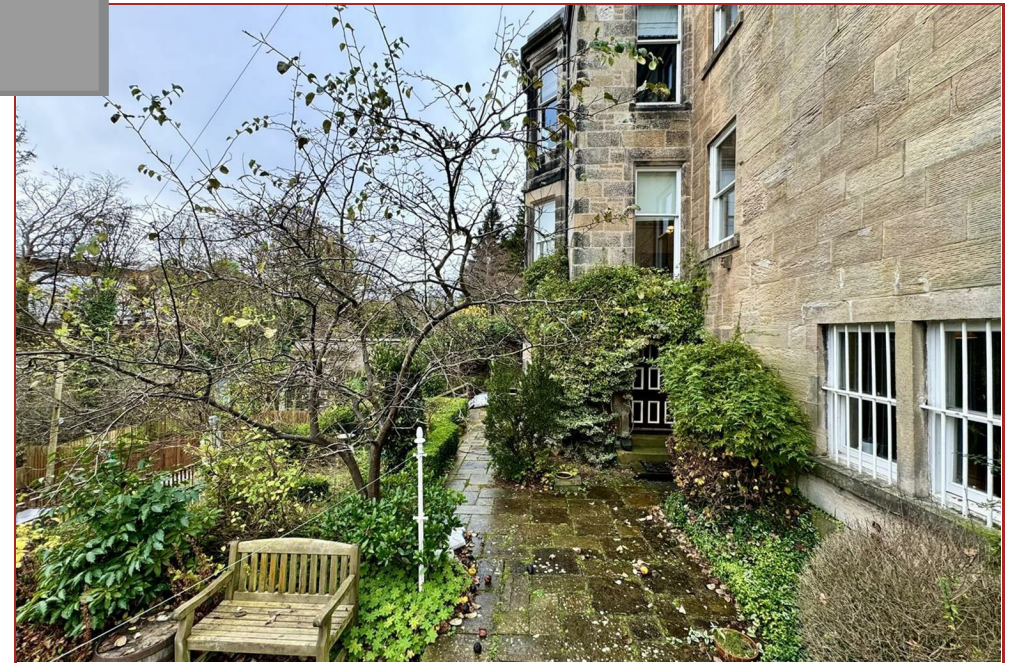


RESIDENCE





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Viewing by appointment with Residence Hamilton

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



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.