



RESIDENCE

207 Silvertonhill Avenue, Hamilton, ML3 7PG

[www.residenceestateagents.co.uk](http://www.residenceestateagents.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









## 3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Located within the ever-popular Silvertonhill district of Hamilton, this sure to be popular Wimpey built 3 bedroomed semi-detached villa is an ideal family home.

The accommodation comprises, reception hallway with staircase leading to the upper floor level, lounge with aspects to front and open plan access to the formal dining room with aspects to rear and access to the fitted kitchen. On the upper floor there are 3 bedrooms and a fitted shower room.

Features of the property include gas central heating, double glazing, driveway, garage and established gardens.

Early viewing is highly advised.

Hamilton is home to excellent shopping facilities, sports amenities and clubs including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools. It is also in close proximity to the prestigious Hamilton College. There are a wide variety of restaurants, bistros and pubs providing excellent choice. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh.



850.00 sq ft | EER = E





RESIDENCE









## Silverton Hill Avenue



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.