



RESIDENCE

33 Graham Avenue, Hamilton, ML3 8AB

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton

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RESIDENCE





5 Bedrooms | 3 Public Rooms | 3 Bathrooms

Enjoying a great position within this private location and set within a substantial plot, this individual, modern and spacious 5 bedroomed detached villa offers an array of bright and airy apartments formed over 2 levels.

The home extends to circa 2173 sq ft features great size garden grounds and features a large monobloc driveway with parking and a substantial detached double garage with remote doors.

The accommodation comprises, welcoming reception hallway with staircase to the upper floor level, formal lounge, separate family or dining room, modern fitted integrated kitchen and a sizable garden room with aspects and access to the rear gardens. Completing the accommodation on the ground floor level are 2 bedrooms and a modern fitted family bathroom. The upper floor landing leads to the 3 additional large bedrooms of which the master bedroom has its own en-suite shower room whilst there is a further modern fitted family bathroom.

Features of the property include gas central heating, double glazing, substantial garden grounds, monobloc drive and parking and a sizable detached double garage with remote doors.

Graham Avenue is a private road located off Mill Road, Hamilton. Hamilton Town Centre offers a range shopping facilities and retail parks with many well-known high street retailers. There is an excellent choice of sports and recreational pursuits including swimming baths, golf courses and gyms. Hamilton has a wide variety of pubs, restaurants, bistros and for those commuting by public transport there are regular bus and train services to the surrounding towns and cities including Glasgow and Edinburgh. For those commuting by car there's the convenience of the M74 and M8 motorways with access throughout the centra belt and access to the East Kilbride expressway.



2173.00 sq ft | EER = C



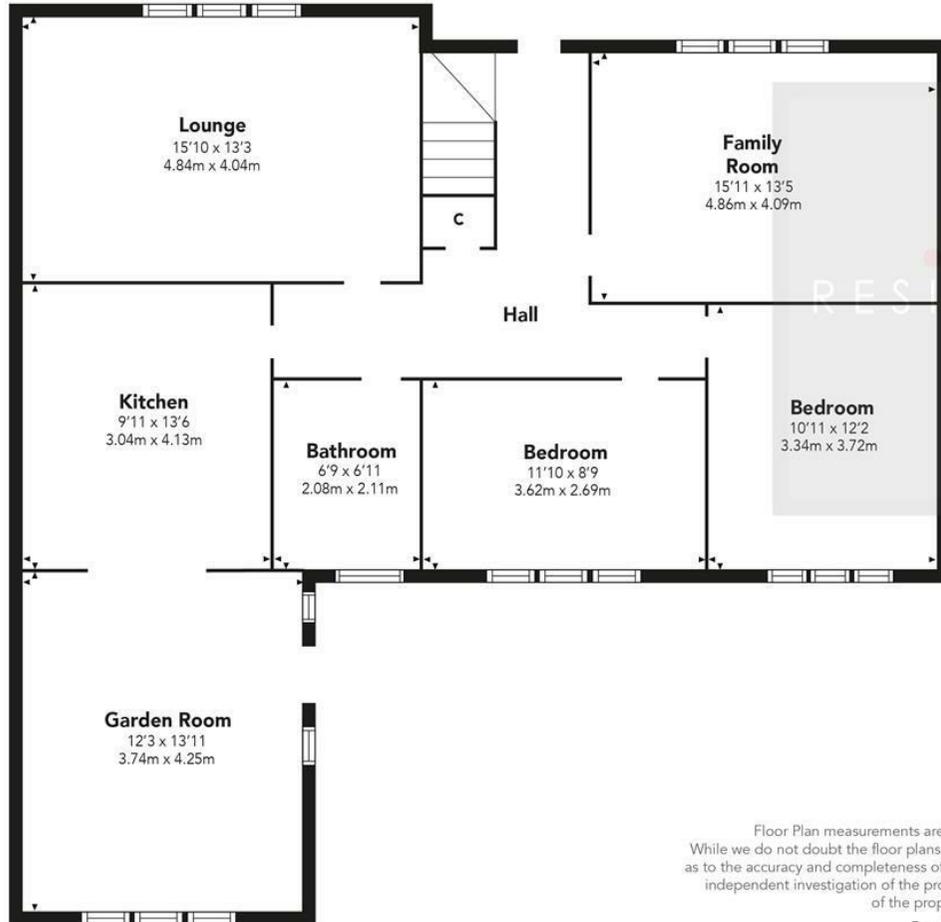
RESIDENCE



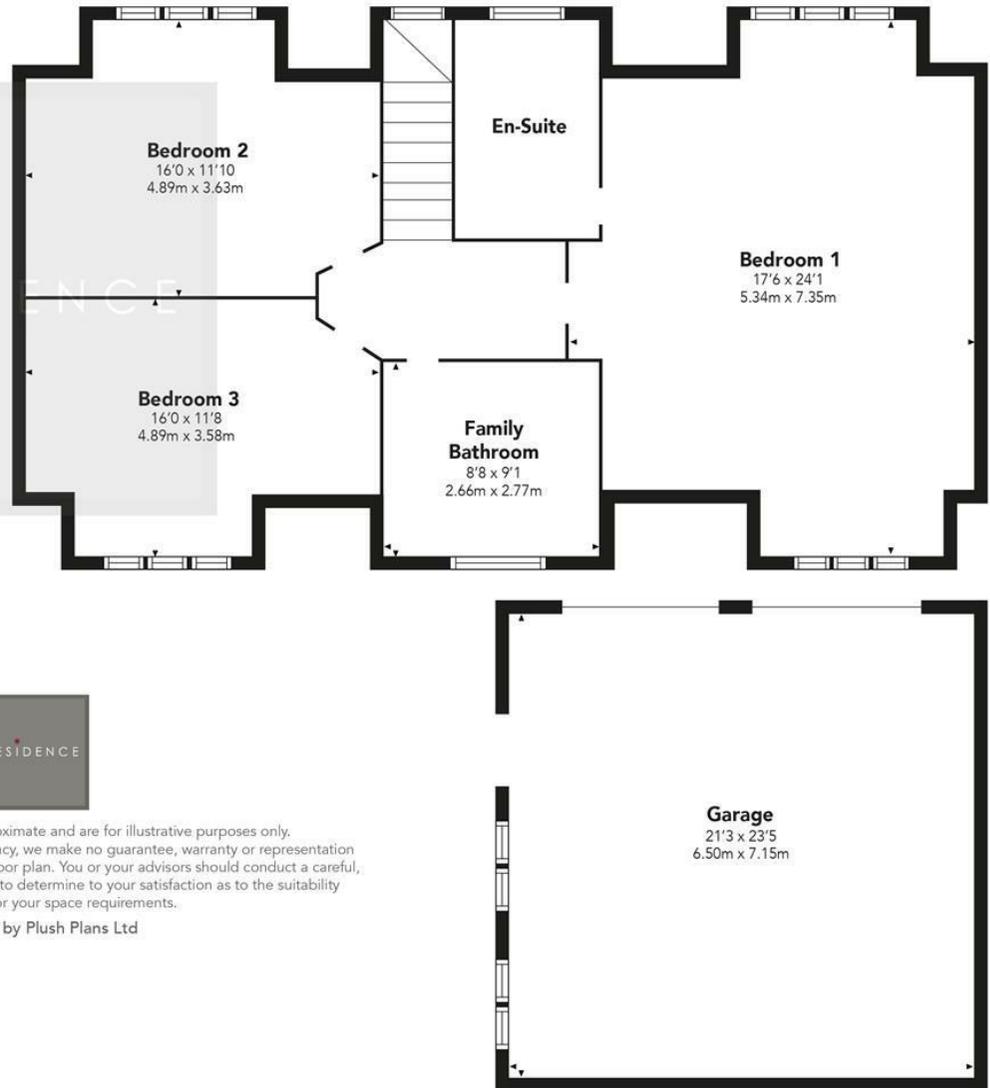


Graham Avenue

GROUND FLOOR

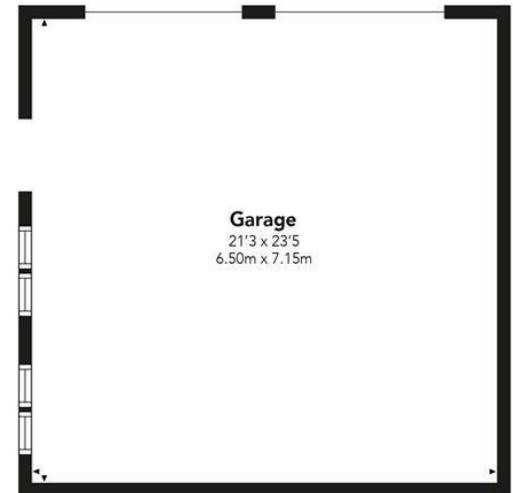


FIRST FLOOR



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.