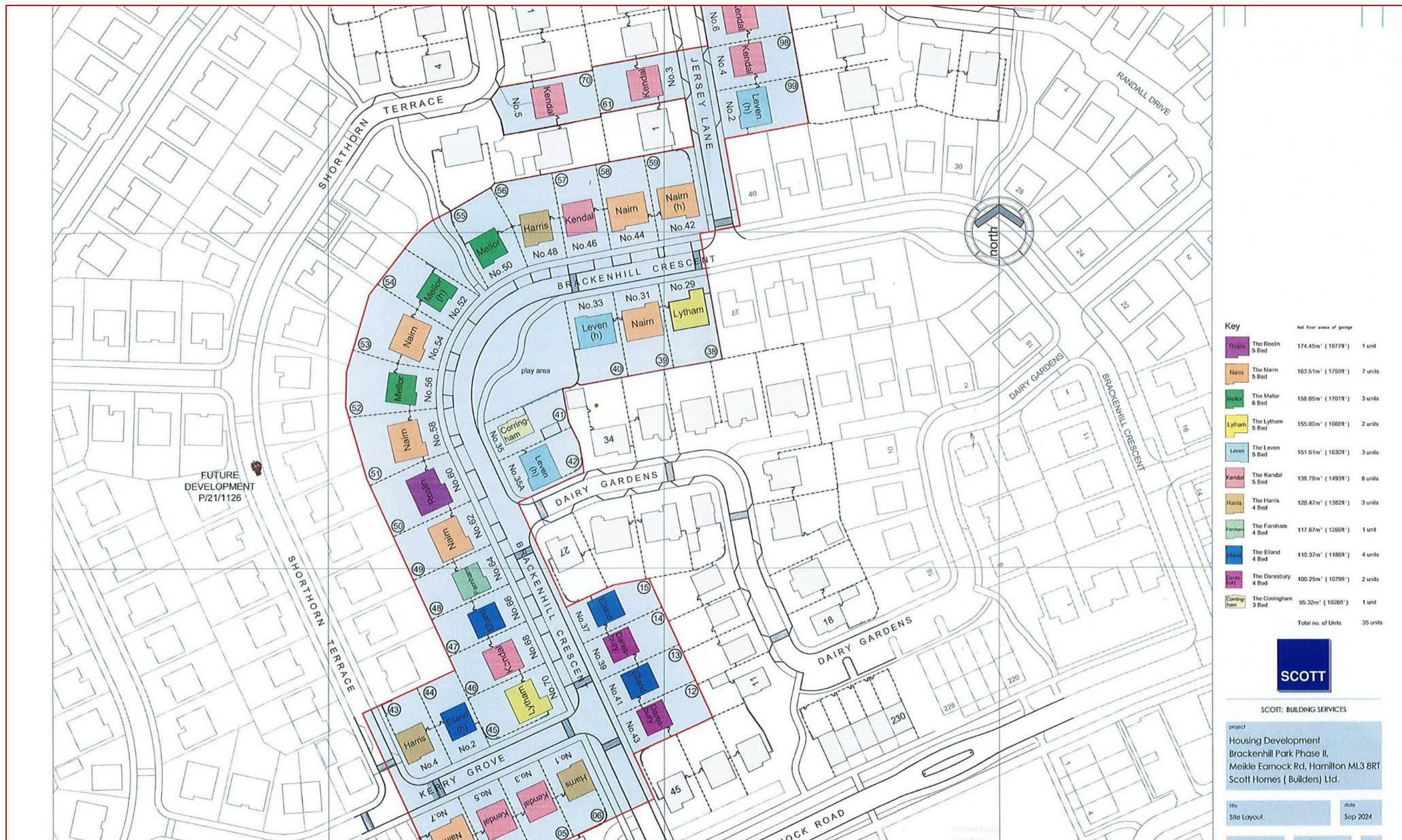




RESIDENCE

37 Brackenhill Crescent, Hamilton, ML3 8RT

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





4 Bedrooms | 2 Public Rooms | 3 Bathrooms

This newly built and well appointed, four bedroom detached villa offers bright airy and comfortable living accommodation which sits within private enclosed gardens on the outskirts of Hamilton.

Built in the style of "The Elland", this beautifully finished modern villa is a new build home within the former Stewart Milne development. This lovely family home comes with carpets, integrated kitchen appliances and lawns to both the front and rear and dependant on the time of purchase, there will potentially be the option to choose you kitchen unit colours and finishings. With circa 1188 sq ft of living space, the rooms are bright, airy and neutrally decorated whilst featuring a highly efficient air source heat pump hybrid gas boiler and have quality UPVC double glazing. The bathrooms and en-suite are finished with quality sanitary ware and tiling.

The accommodation comprises reception hall, cloakroom wc, comfortable lounge, modern dining sized kitchen with a choice of kitchen units/worktops (dependant on time of purchase), a utility room, four bedrooms, a master en-suite and a family bathroom. Integral to the house is a single garage.



Brackenhill Crescent is a lovely street within the Brackenhill Park development. The development is nearing completion and offers a great location to bring up a family with excellent schools in the area. The site is located at the top of Hamilton which is a short drive from both Hamilton town centre and the town of Strathaven. Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection 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.

These photos are examples and are used for illustration purposes only

1188.00 sq ft | EER =



RESIDENCE





The Elland



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.