



RESIDENCE

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 4 Public Rooms | 3 Bathrooms

This beautifully presented five bedroomed extended family detached villa is a wonderful home offering excellent versatility and is in walk in condition throughout.

The accommodation comprises in full a large welcoming reception hallway with feature staircase to the upper floor level, cloaks/wc with 2-piece suite, spacious lounge with French doors that give access to the enclosed rear garden. Contemporary designed integrated kitchen with an abundance of storage with stylish units open to a dining area which gives direct access to the garden room extension which includes underfloor heating. Accessed from the kitchen is a separate utility room which again allows access to the side of the house. Completing the downstairs accommodation is bedroom five. On the upper floor there are the four well proportioned bedrooms with bedroom one benefitting from an en-suite shower room and full length wardrobes. Completing the accommodation is the family shower room.

Features of the home include gas central heating, double glazing, enclosed rear garden with patio and lawn areas. To the front of the property is a driveway which leads directly to the double detached converted garage which is currently being used as an office and lounge area with generous built in storage. This room could have many uses including gym or games room. The double garage conversion also boasts underfloor heating.

Early viewing of this attractive home is highly advised.

West Craigs is situated between both Hamilton and East Kilbride town centres, each offering excellent shopping facilities and amenities. The town of Hamilton has an excellent choice of sports and recreational pursuits including swimming pools and gymnasiums. The town also has a wide variety of pubs, restaurants and bistros, and for those commuting by public transport there are frequent bus and rail services to Glasgow and Edinburgh. For those who commute by car the nearby M74 motorway.



1422.00 sq ft | EER = C



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Abernethy 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.