



RESIDENCE

329 Strathaven Road, Hamilton, ML3 7XW

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



RESIDENCE





2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This deceptively spacious 2 bedroomed mid terrace cottage offers a well-designed layout of apartments formed over 2 levels as well as having large private gardens to the rear backing onto the neighbouring farmland and countryside.

The property is sure to appeal to a wide audience and offers accommodation that consists of, welcoming hallway, generous size lounge with access to the rear gardens, fitted dining size kitchen with a range of base and wall mounted storage units and worktop surfaces. On the upper floor there are 2 bedrooms of which the master bedroom has its own dressing area whilst there is modern fitted family bathroom.

Features of the property include LPG central heating, double glazing and parking to the front. The gardens to the rear are substantial, private and mature with outdoor entertaining/BBQ area and a decked patio enjoying a lovely backdrop onto the neighbouring countryside.

Strathaven Road, Limekilnburn is situated on the outskirts of Hamilton and only a short drive from the village of Quarter.

Quarter is a quiet semi-rural village which has a primary school, a pub, a bowling green and a fishery. Hamilton or Strathaven are a short drive or bus journey away and are home to excellent 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 whilst the surrounding towns and villages have 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 and cities including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout the west of Scotland.



1098.00 sq ft | EER = E



RESIDENCE







Strathaven Road



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.