



RESIDENCE

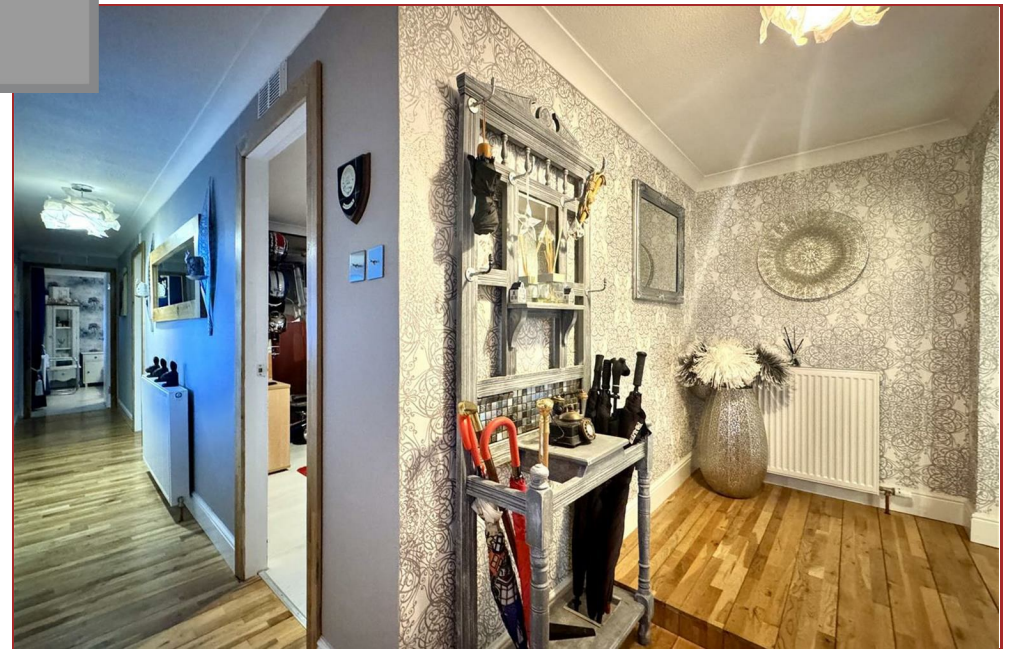
Viewfield Cottage Muttonhole Road, Hamilton, ML3 8RU

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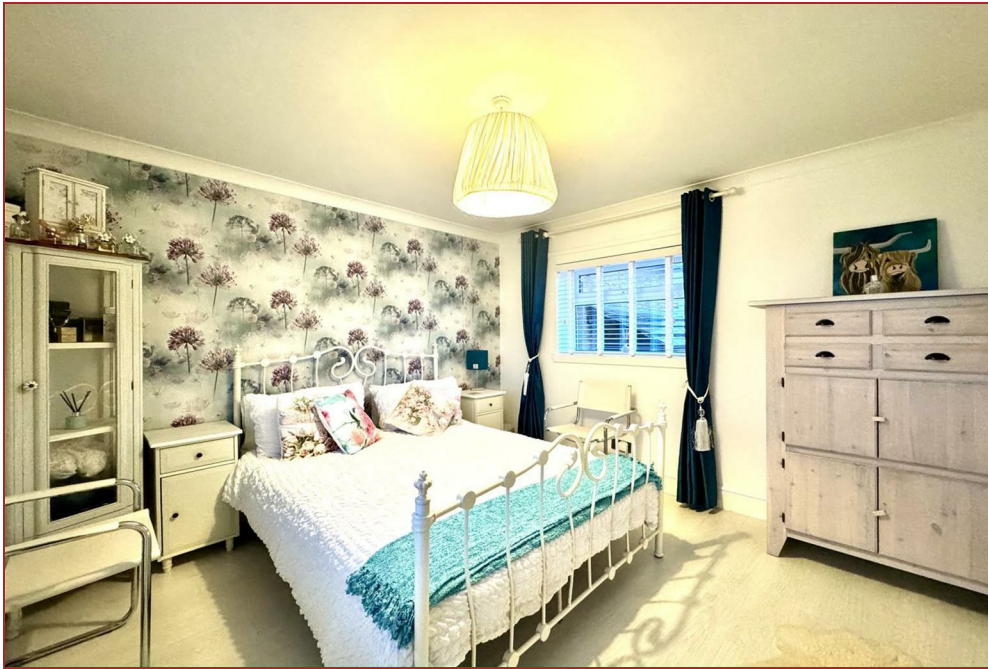




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## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

Viewfield cottage is a striking, individual detached home that sits prominently within sizeable and established garden grounds whilst offering wonderful open views to the front.

The home offers an array of spacious and well-designed apartments which are formed over 2 levels, the property has been finished to a decoratively high standard and is in walk in condition.

The property is accessed via a gated entrance with monobloc driveway and turning circle.

The accommodation itself-comprises of an entrance vestibule, reception hallway, impressive lounge with focal point log burner and double-glazed French doors that lead to an elevated decked patio at the front. Modern and sizeable fitted kitchen that has a range of base and wall mounted storage units with worktop surfaces including an instant hot water tap, breakfasting island and open plan dining area, utility room and downstairs wet room. The property has 4 bedrooms, 3 of which are located on the ground floor level. The upstairs master bedroom has access to an outside balcony, its own en-suite bathroom with decorative tiles and access to a separate and most impressive sitting/family room with feature triangular floor to ceiling window and Velux Cabrio balcony window which allow you to take in the open country views.

Features of the property include an air source heat pump, solar panels, double glazing and large garage.

The gardens are sizeable and have been well maintained and feature a great size summer house that's perfect for relaxing or entertaining.

Viewfield Cottage is located on Muttonhole road, on the periphery of Hamilton and 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.



2131.00 sq ft | EER = C





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Viewing by appointment with Residence Hamilton

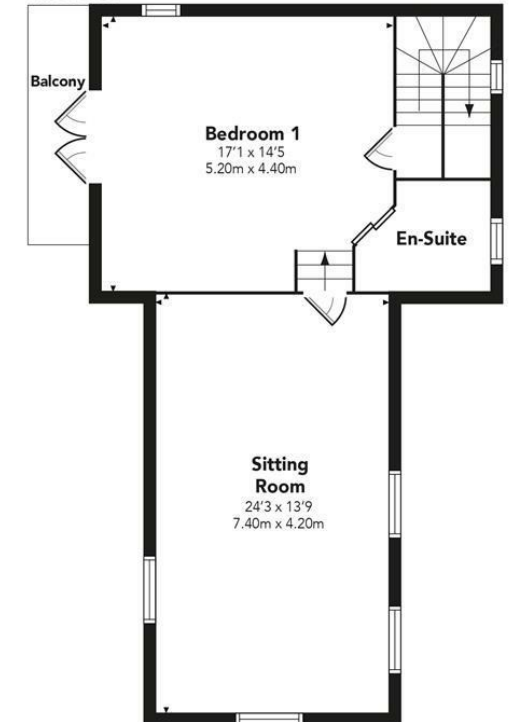
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG

### Viewfield Cottage, Muttonhole Road

#### 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.