



RESIDENCE

6 Anderson Street, Hamilton, ML3 0QL

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 2 Public Rooms | 1 Bathrooms

This deceptively spacious and successfully extended 3 bedroomed traditional sandstone semi-detached villa is set within a sought-after residential locale.

The home offers a well-designed and sizable layout of apartments which consist of, entrance vestibule, welcoming reception hallway with staircase to the upper floor level, bay windowed lounge, formal dining room or family room, large modern fitted breakfasting kitchen that has a range of fitted units with worktop surfaces. Downstairs shower room with 3-piece suite. A split staircase leads to the upper floor levels where there are the 3 double bedrooms and a separate modern fitted family bathroom.

Features of the property include gas central heating, double glazing, monobloc drive with gates and well-maintained gardens with large lawn, decking and garage for storage at the rear.



Anderson Street is within the popular Burnbank area of the town and is conveniently placed for schooling including Glenlee Primary. Hamilton town centre is a short drive away and is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs and 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.

1711.00 sq ft | EER = C





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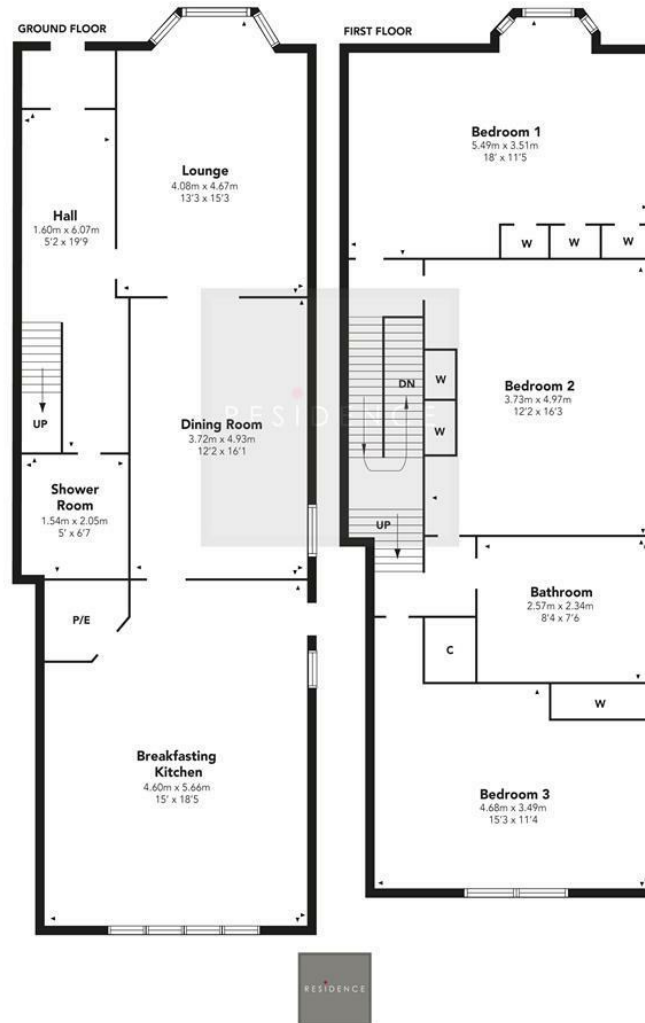








Anderson Street



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.