



RESIDENCE

14 Balfron Crescent, Hamilton, ML3 9UH

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Viewing by appointment with Residence Hamilton

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RESIDENCE







## 3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This very well presented, modernised and upgraded 3 bedroomed semi-detached villa is an ideal starter family home and is set within a much-admired residential locale of Earnock.

The property offers excellent outside space with a very large monobloc driveway and sizable gardens to the rear.

The accommodation comprises, reception hallway with staircase to the upper floor level, spacious open plan lounge/dining room with aspects to front and patio doors to the rear, modern kitchen fitted with a range of base and wall mounted storage units and worktop surfaces with brand new integrated oven, hob and extractor fan. Downstairs, modern fitted family shower room with 3-piece suite. On the upper floor there are 3 bedrooms, all with storage.

The enclosed floor plan provides a detailed layout of this attractive home however viewing is highly recommended to fully appreciate the size, style and setting on offer.

Features include newly fitted carpets, gas central heating, UPVC double glazed windows, monobloc driveway and detached garage.

The gardens have been well maintained and designed with a decorative patio, display area and lower level lawn, all enclosed by way of timber fencing.

Balfron Crescent is located within the popular Earnock district of the town which is particularly convenient for Townhill Primary and other local schooling and for those travelling to East Kilbride and the surrounding towns. Hamilton 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. 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.



753.00 sq ft | EER = D





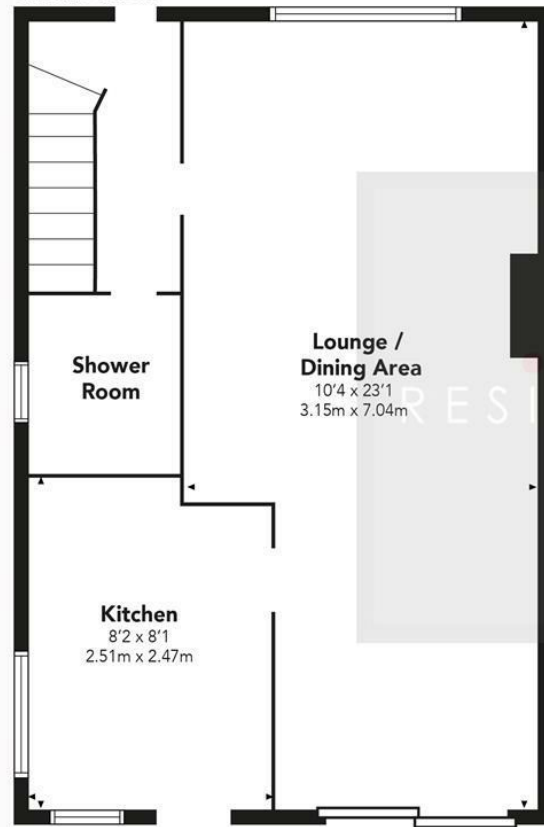
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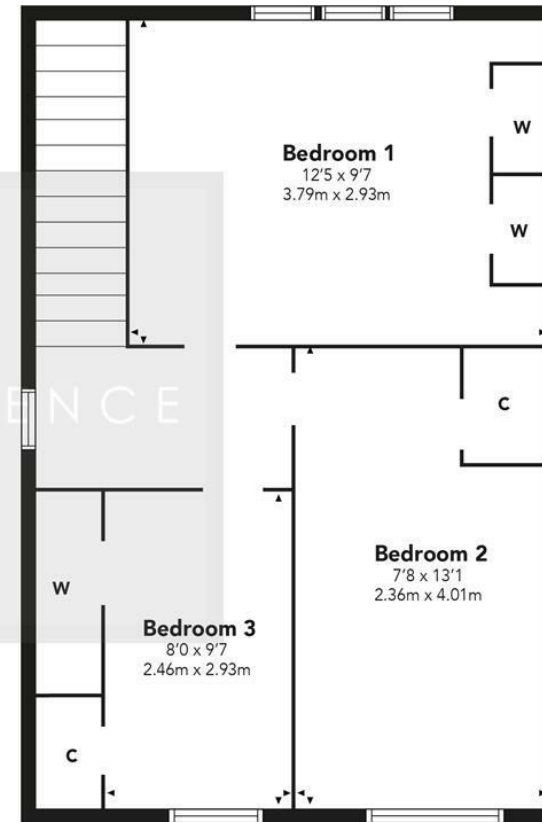


## Balfroon Crescent

### GROUND FLOOR



### FIRST FLOOR



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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.