



RESIDENCE

31 Fruin Rise, Hamilton, ML3 9UY

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Viewing by appointment with Residence Hamilton

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RESIDENCE





3 Bedrooms | 1 Public Rooms | 1 Bathrooms

A beautifully presented three-bedroom, semi-detached villa located within one of Hamilton's most popular locales. This family home boasts generous living space over two levels.

On arrival at the property, there is a large monoblock driveway allowing excellent parking facilities for several vehicles and give access to the detached garage at the rear of the property.

Internally the accommodation comprises a reception hallway, modern shower room, a well-proportioned lounge and dining area that features dual aspect windows. The inviting space flows seamlessly into a well-appointed fitted kitchen. From the kitchen you have access to the rear garden/patio area.

On the upper level there is three large bedrooms. Two which are doubles and one which is a single bedroom.

The expansive back garden has been landscaped beautifully, fully enclosed and has patio and lawn areas.

Fruin Rise is situated in a desirable location in the Earnock area of Hamilton, just off Wellhall Road; and close to local Primary Schools & amenities for day to day shopping. Hamilton town centre is within easy reach which has a fantastic selection of retail facilities, shops, bars, restaurants, major supermarkets and leisure facilities. There are good public transport links nearby, as well as both Hamilton Central, and Hamilton West train stations. For those commuting by car, the M74 and East Kilbride Expressway are just a few moments drive.



753.00 sq ft | EER = D



RESIDENCE

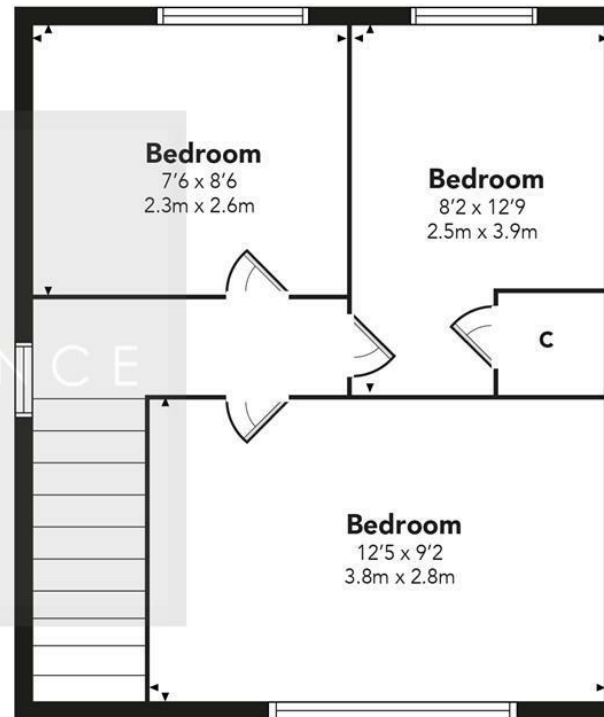


Fruin Rise

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.