



RESIDENCE

19 Clearfield Avenue, Hamilton, ML3 9BU

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Viewing by appointment with Residence Hamilton
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4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This beautifully presented and very attractive double bay, sandstone-fronted 4 bedroomed, three to four public roomed chalet style detached bungalow is located within one of Hamilton's most prestigious addresses and is set within great sized established landscaped gardens that extend to the front side and the rear of the property.

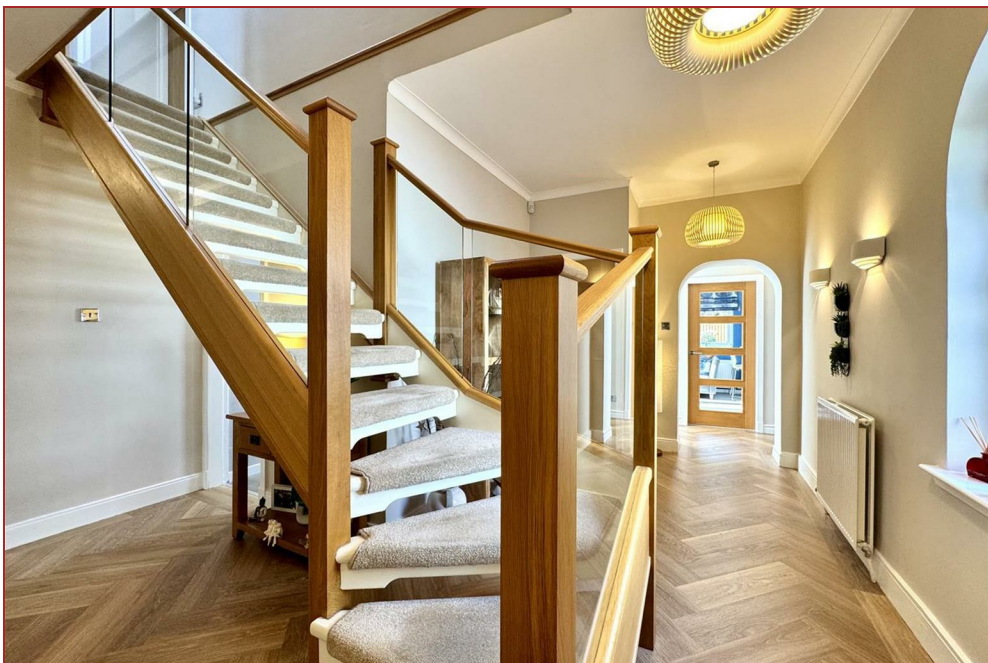
This wonderful family home has been finished to a very high standard throughout and is in walk-in condition.

The accommodation comprises entrance vestibule that leads to a welcoming reception hallway, bay windowed formal lounge with aspects to front, formal dining room, modern fitted integrated kitchen with open plan morning room with access to the rear gardens, utility room, shower room, downstairs family bathroom and an additional family/sitting room that could be used as a downstairs 5th bedroom if required. The property has 4 bedrooms of which the master bedroom is on the ground floor level.

Features of the property include gas central heating, double glazing, driveways with ample parking for 2/3 cars leading to a garage. The gardens are large and established and have been landscaped and beautifully maintained.

Early viewing of this sure to be popular family home is highly advised to appreciate the size, style and setting on offer.

Hamilton is home to excellent shopping facilities, sports amenities and clubs including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools and is within the catchment area of St Mary's Primary School and St Johns Primary school – it is also in close proximity to the prestigious Hamilton College. There are a wide variety of restaurants, bistros and pubs providing excellent choice. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh.



1808.00 sq ft | EER = E



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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.