



RESIDENCE

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www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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5 Bedrooms | 2 Public Rooms | 5 Bathrooms

Located within this highly regarded cul-de-sac of larger style detached family homes within the ever-popular West Craigs development, this executive 5 bedroomed detached villa offers excellent and versatile living space.

This impressive property is a wonderful, successfully modified family home that's in walk in condition whilst set within established gardens as well as featuring a large driveway and double garage.

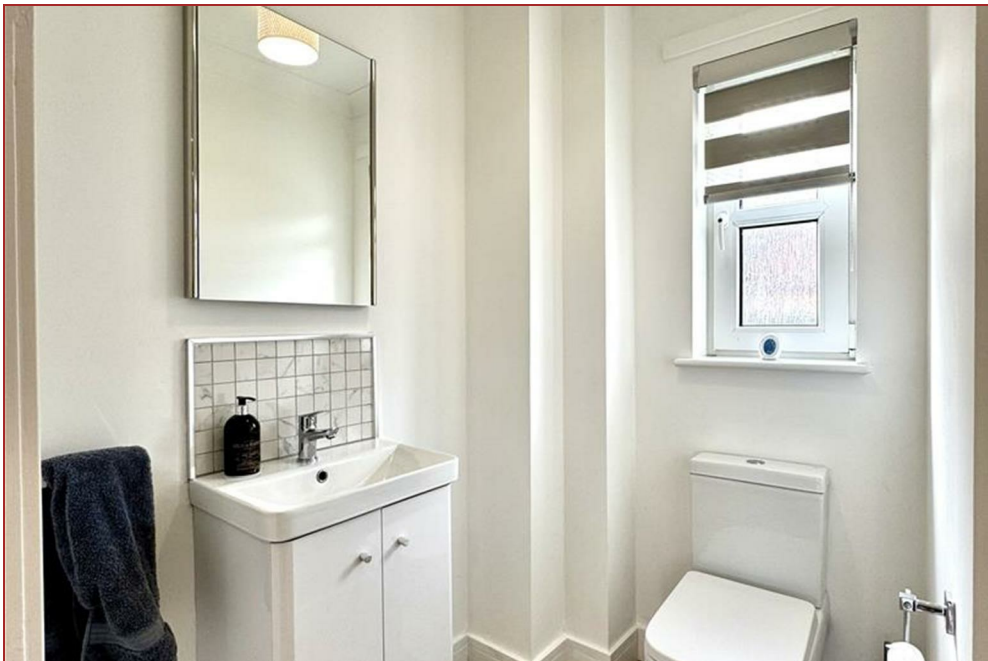
The accommodation comprises of a welcoming and broad open plan reception hallway with staircase to the upper floor level, cloaks/wc with 2-piece suite, generous sized bay windowed lounge, stylish, well designed and contemporary kitchen with centre island, family room and bay windowed dining room, utility room and a secondary cloaks/wc. There is a downstairs 5th bedroom which is currently being used as a home office/study. On the upper floor there are 4 double bedrooms, all with fitted wardrobes. 2 of the bedrooms have their own en-suite shower rooms whilst there is a stylish and contemporary designed and fitted family bathroom.

Features of the property include gas central heating, double glazing, security alarm and CCTV cameras.

The property has well maintained gardens and features a hot tub which can be purchased by separate negotiation.

Early viewing of this wonderful family home is highly advised in order to fully appreciate the size, style and setting on offer. Both Hamilton and East Kilbride town centres are nearby offering excellent shopping facilities and amenities.

The town of Hamilton has a wide variety of pubs, restaurants and bistros as well as an excellent choice of sports and recreational pursuits including swimming pools and gymnasiums. For those commuting by public transport there are frequent bus and rail services to Glasgow and Edinburgh and for those who commute by car the nearby M74 motorway and East Kilbride Expressway offer links throughout central Scotland's main road routes.

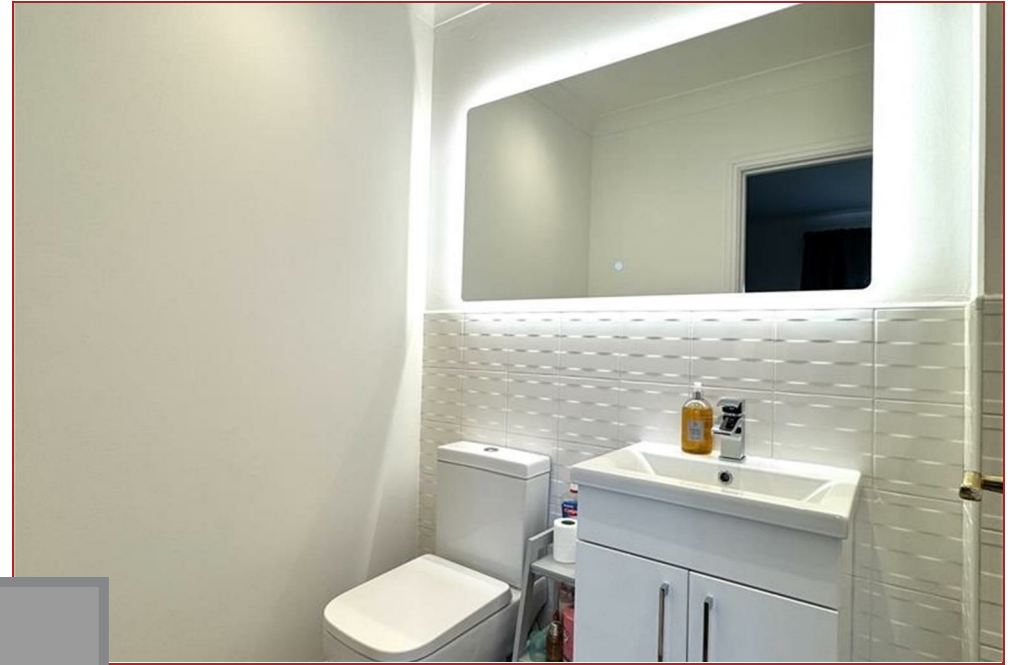


2142.00 sq ft | EER = C



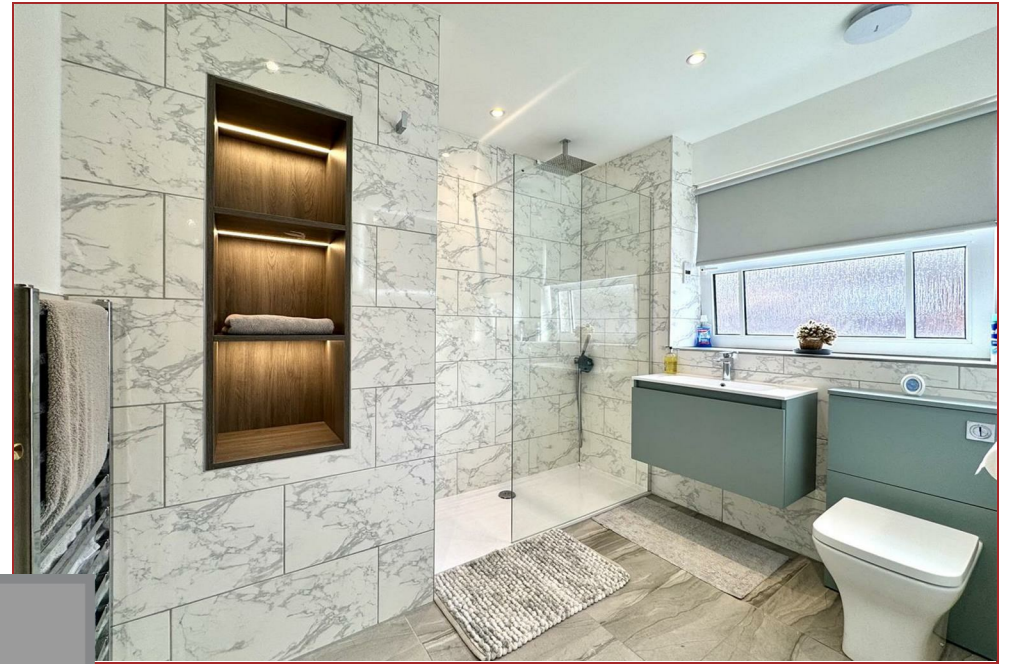
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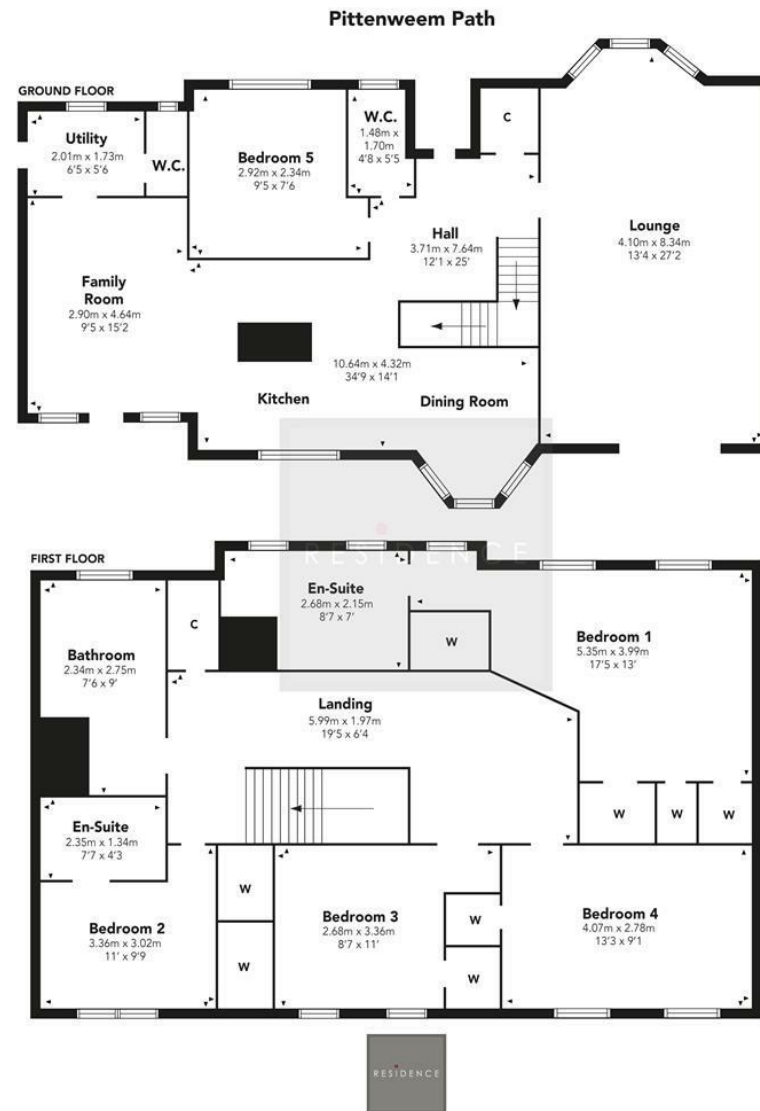
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Floor Plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
 as to the accuracy and completeness of the floor plan. You or your advisors 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.