



RESIDENCE

39 Smithycroft, Hamilton, ML3 7UL

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5 Bedrooms | 2 Public Rooms | 3 Bathrooms

This rarely available, exceptional extended four-bedroom modern detached bungalow is nestled in the highly coveted Smithycroft development within Hamilton.

Positioned prominently within the development, the property is surrounded by stunning private landscaped gardens and features a triple garage, a brick-built detached garden office, private patios, and an expansive monoblock driveway.

Inside, the home is finished to an outstanding standard and offers a variety of spacious and adaptable rooms, including a welcoming reception hallway, a living room with a feature media wall and fireplace that seamlessly transitions into the heart of the home—an impressive open-plan kitchen/diner/family entertainment area. This high-spec modern kitchen area boasts a wide range of integrated appliances and a striking church-style feature window, complemented by a utility room and a two-piece suite WC. An inviting sunroom provides access to the rear gardens through French doors, as well as to the fourth bedroom. The property also includes three additional double bedrooms, one with its own walk-in dressing area, and another featuring built-in wardrobes. The master bedroom is a true retreat, complete with a stunning contemporary en-suite bathroom and built-in storage. Rounding off this remarkable residence is the exceptional modern family bathroom, showcasing stylish contemporary design and high-quality tiling.

Smithycroft is situated in the esteemed Barncluith area of Hamilton, where properties of this caliber are rarely available. This prime location is conveniently close to the town center and all its amenities, with Hamilton offering excellent shopping options and a variety of sports facilities, including golf courses, swimming pools, gyms, and parks.



2002.00 sq ft | EER = C



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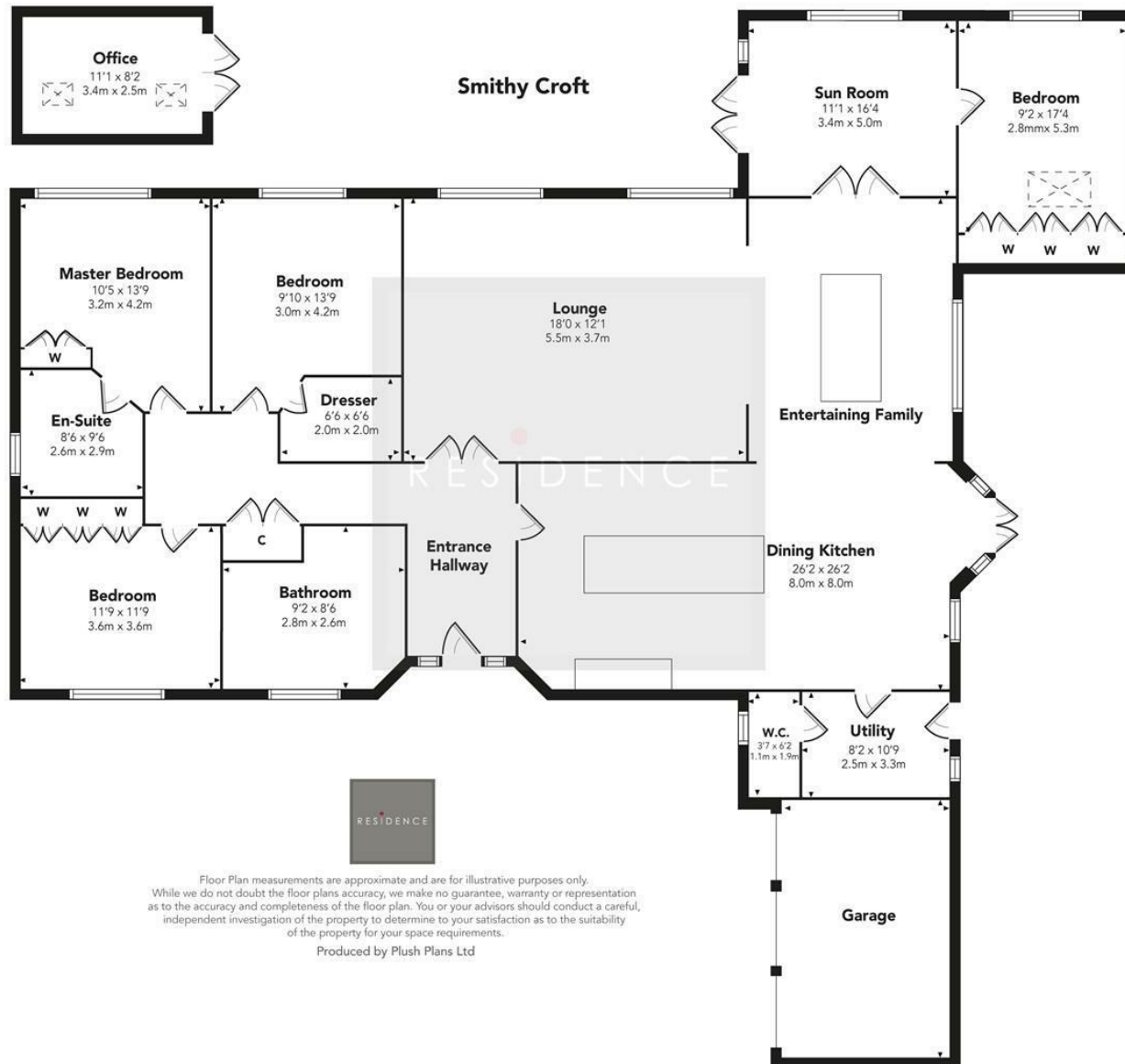




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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation
as to the accuracy and completeness of the floor plan. You or your advisors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