



RESIDENCE

49 Arisaig Grove, Hamilton, ML3 8BB

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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RESIDENCE





5 Bedrooms | 2 Public Rooms | 2 Bathrooms

This beautifully presented, successfully modified and extensively modernised and upgraded 5 bedroomed family home is a real showstopper.

The property has been to finish to the highest standard and is in true walk in, show home condition.

The attention to detail and quality of vision can only be appreciated upon internal inspection of this ideal family property.

The accommodation comprises of a welcoming reception hallway with feature glass balustrade, cloaks/wc, gorgeous lounge with focal point media wall and fireplace, home office/study that could be utilised as a downstairs bedroom if required, stunning family room, open plan dining room and contemporary designed and fitted breakfasting kitchen and utility room. On the upper floor there is a galleried landing, 5 bedrooms, 2 en-suites, master dressing area and a separate family bathroom.

Features of the home include gas fired central heating, double glazing, maintained gardens, a large monobloc driveway providing parking for multiple cars and a double garage.

Early viewing is highly advised in order to fully appreciate the standard of finish and attention to detail on offer.

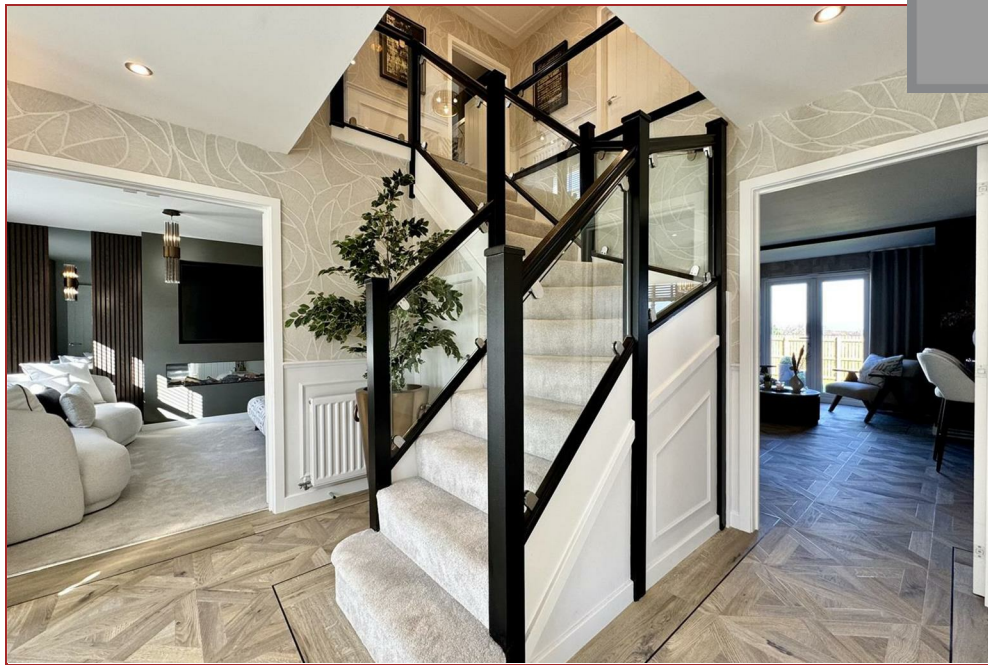
The property is located within the Highstonehall development on the outskirts of Hamilton which is home to a wide variety of restaurants, bistros and pubs, as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College and 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 also provides excellent road links throughout the west of Scotland.



1915.00 sq ft | EER = B



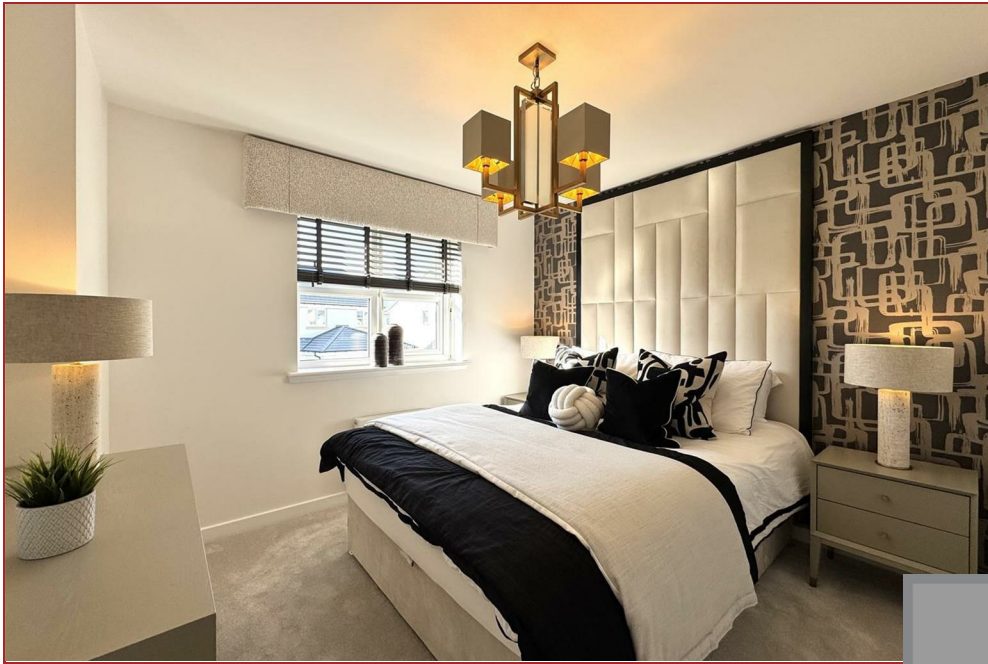
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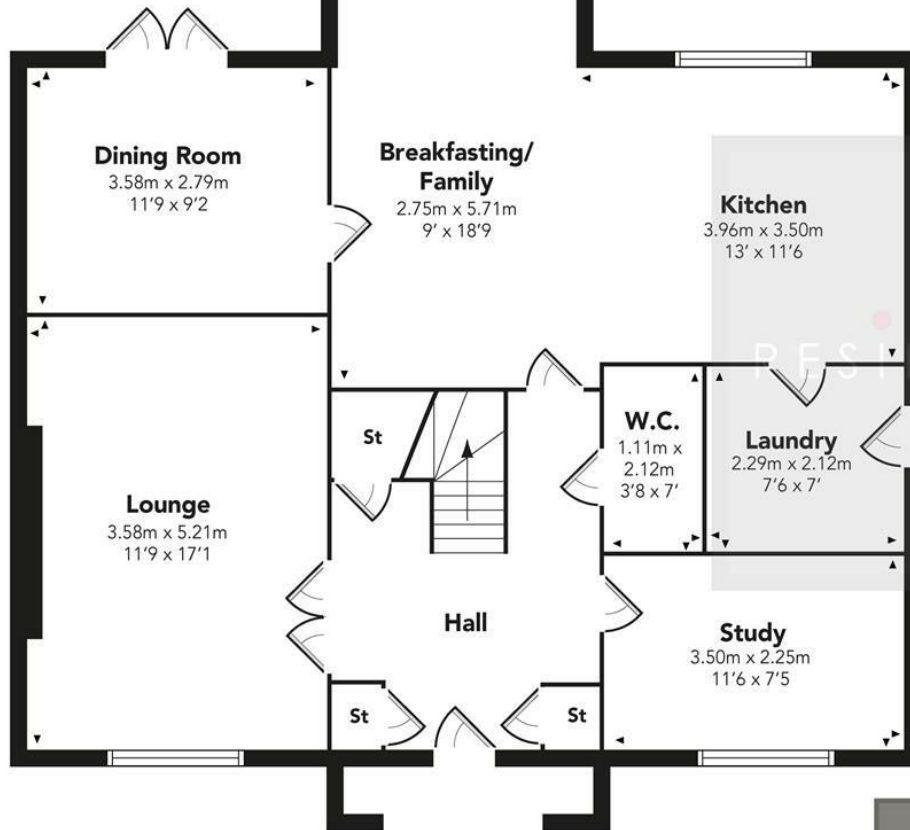


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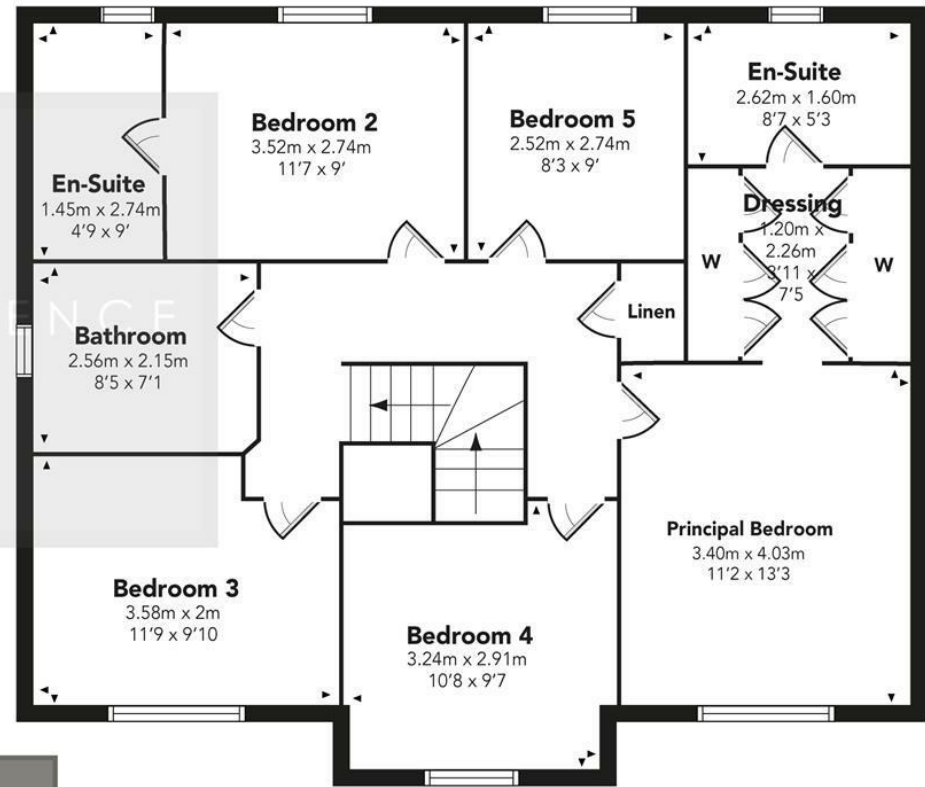


Arisaig Grove

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.