



RESIDENCE

2 Strathmore Road, Hamilton, ML3 6AQ

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Hamilton

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## 5 Bedrooms | 2 Public Rooms | 2 Bathrooms

This substantial and locally admired traditional stone built detached villa occupies an excellent position within this much sought after Town centre address and enjoys a Lovley outlook over the adjacent bowling club.

The property offers an array of spacious, versatile, bright and airy apartments and has been finished to a high standard throughout.

Many of the period features and much of the traditional character remains within house having been sympathetically modernised with fresh neutral decor and finished with quality carpeting, hardwood and tiled floor coverings. Further features include a gas central heating system, double glazing, modern sanitary ware within the bathrooms and en-suite whilst the fitted kitchen incorporating an Aga and integrated appliances.

Offering traditionally proportioned rooms and high ceilings the accommodation comprises grand pillared reception hall with feature fireplace, cloakroom wc, lounge, sitting room, spacious garden room/conservatory, modern fitted kitchen, utility room and a downstairs master bedroom with en-suite and feature freestanding bathtub at the bay window. The upper floor contains three further bedrooms, a study and a bathroom whilst the top floor contains a large floored and lined attic room that lends itself to many uses.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home, however we recommend viewing to appreciate the layout and the setting that's on offer.

The gardens are well maintained, enclosed and private with a monoblock driveway providing generous parking space and access to the outbuildings and garaging. To the front there is further off-street parking and views over the bowling green whilst the side/rear garden contains timber decking, an established lawn with mature trees and patios.

The garage is generously sized and has power and lighting.



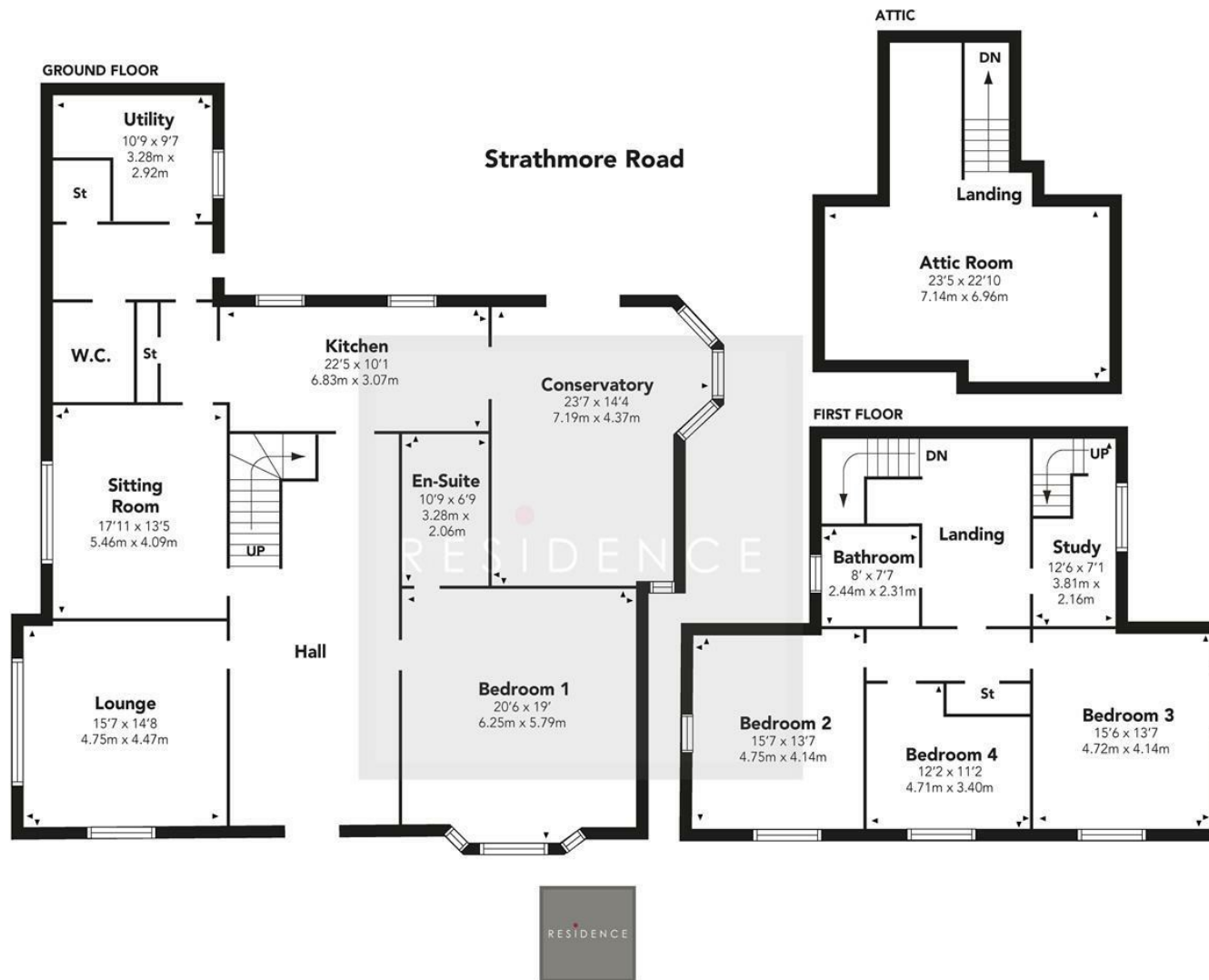
2647.00 sq ft | EER = E





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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.