



RESIDENCE

2 Anderson Street, Hamilton, ML3 0QL

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE





3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Charming Three-bedroom semi-detached villa that seamlessly combines traditional character with modern comforts. This delightful property is situated in a sought-after residential area, offering both tranquility and convenience.

Upon entering the property, you are greeted by a welcoming hallway that provides access to the main living areas. The spacious bay window lounge is a bright and airy room, perfect for relaxation or entertaining guests and could be utilised as a further bedroom. Its large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The sitting room offers versatility and can be utilised as a formal dining area and gives direct access to the large modern kitchen.

The kitchen is a highlight of the home, featuring a range of base and wall-mounted units, a hob, oven, and ample workspace. It is designed to cater to the demands of modern living while maintaining the property's traditional charm. The kitchen also provides access to a rear snug with wood-burner and access to the rear garden, offering a convenient space for outdoor dining or enjoying the fresh air.

The property boasts two generously sized double bedrooms, each providing ample space for freestanding furniture and personal touches. These rooms offer peaceful retreats, with large windows ensuring plenty of natural light. The single room is to the front with a vellux window. The family bathroom is tastefully appointed with contemporary three piece suite and sleek tiling.

Additional features of the property include gas central heating and double glazing, ensuring comfort throughout the year. The rear garden is private with lawn, mono-block driveway that leads directly to a large garage.

Located just a short distance from Hamilton town centre, the property is well-placed for local amenities, including supermarkets, cafes, and schools. Hamilton West train station is within walking distance, providing regular services to Glasgow and beyond.



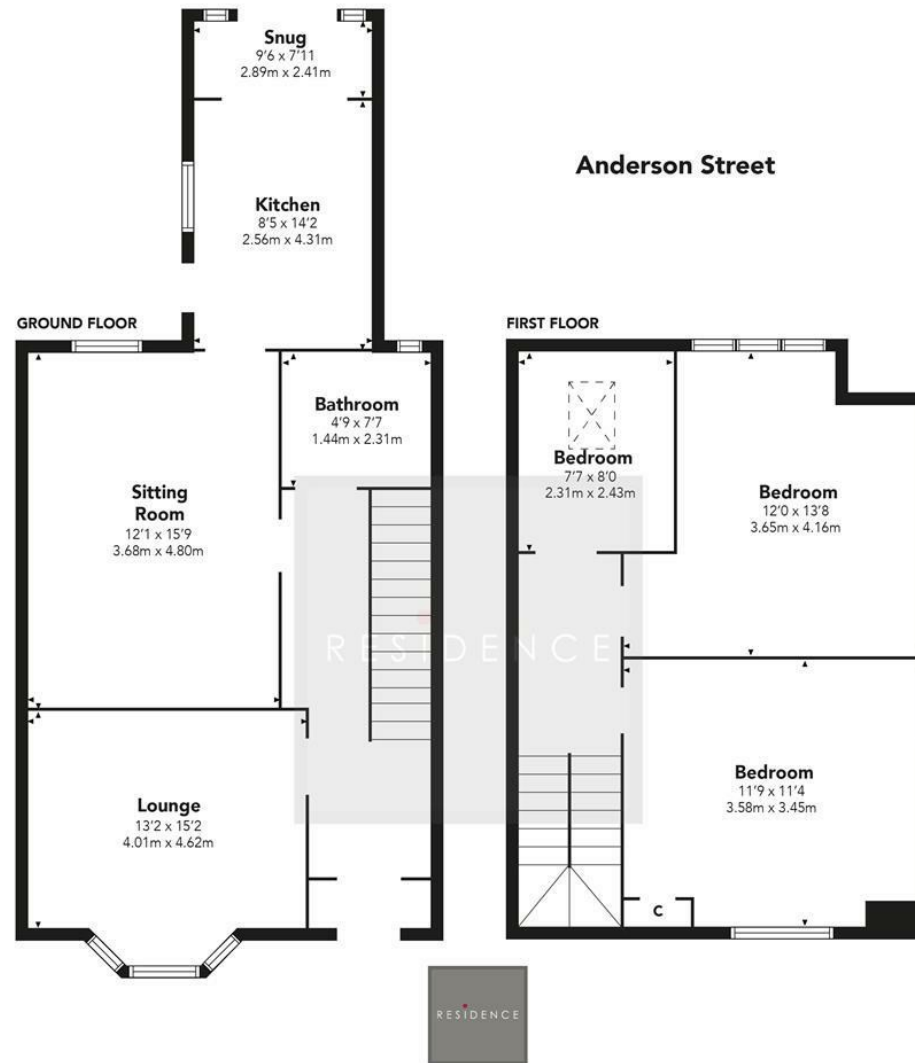
1151.00 sq ft | EER = D



RESIDENCE







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.