



RESIDENCE

76 Balfron Crescent, Hamilton, ML3 9UN

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3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Occupying an elevated position in a highly desirable residential area, this impressive three-bedroom detached home offers generous living space, outstanding outdoor areas, and breathtaking open views to the front. With a carefully maintained south-west facing rear garden that enjoys all-day sun and an abundance of natural beauty, this property perfectly combines comfort, privacy, and a strong sense of home. From the moment you arrive, the house makes a lasting impression with its proud position, neat exterior, and a sweeping outlook over the surrounding landscape.

Internally, the property has been thoughtfully laid out to maximise space and natural light. A welcoming entrance hallway leads to a bright and spacious front-facing lounge where large windows frame stunning views, making this room a wonderful space to relax and take in the ever-changing scenery. The neutral décor enhances the sense of light and space, while the elevated position offers a real sense of privacy. The lounge flows seamlessly into the dining room and onward to the well-appointed kitchen, which overlooks the rear garden and is fitted with a range of wall and base units and excellent worktop space. The kitchen also offers direct access to the garden, making outdoor dining and entertaining an easy and natural extension of the living space.

Upstairs, there are three well-proportioned bedrooms, each with its own unique outlook. The principal bedroom enjoys far-reaching views to the front, creating a peaceful retreat with a real sense of space. The remaining two bedrooms are also bright and generously sized, with the rear room benefitting from views over the garden. A contemporary family bathroom, fitted with a sleek three piece suite and stylish finishes, completes the upper level.

Externally, the south-west facing rear garden is a real highlight of this home. Beautifully landscaped with stone pathways, manicured lawns, and seating areas, with driveway and garage to the front and side.



1011.00 sq ft | EER = D

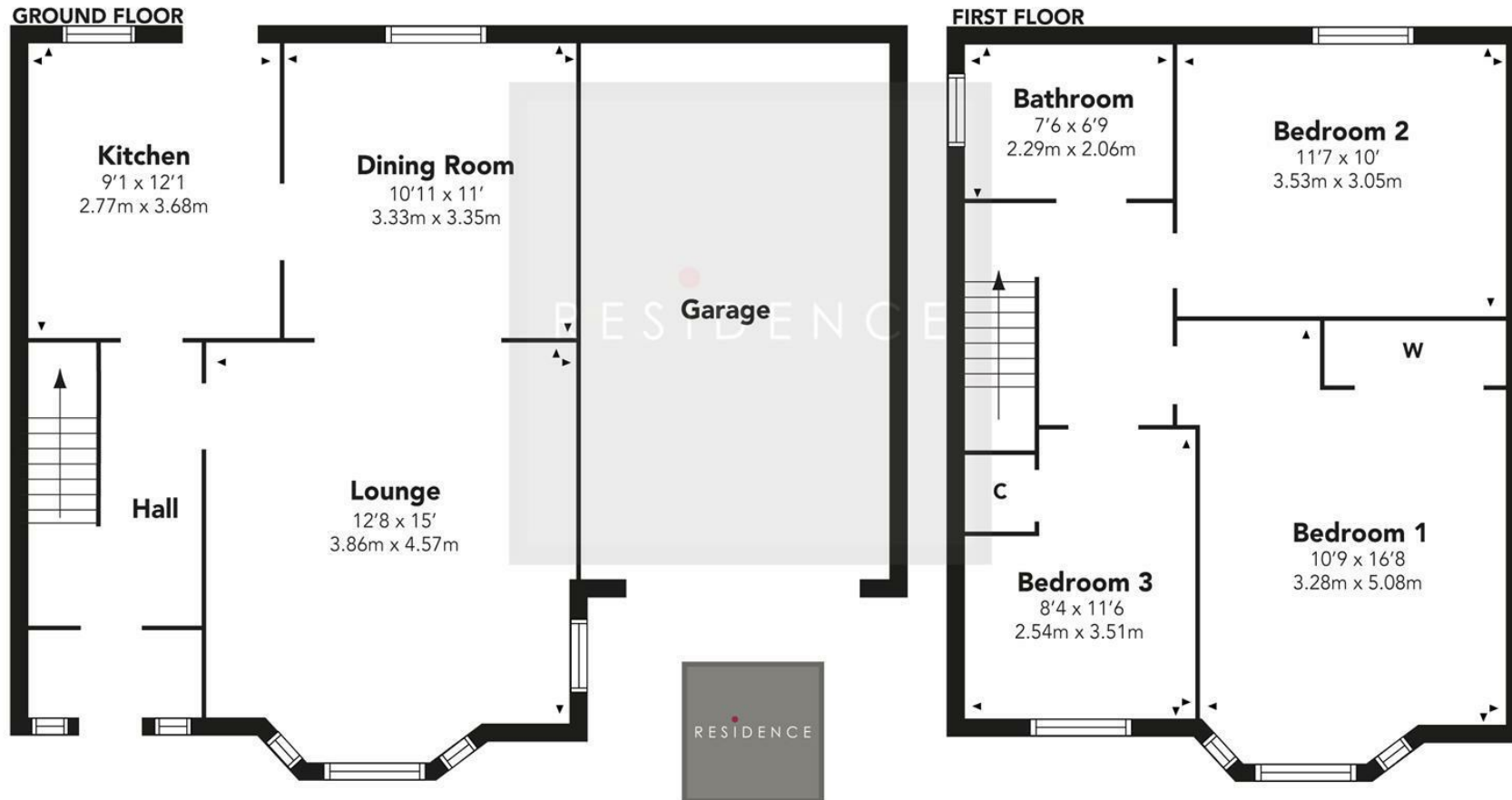


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Balfron Crescent



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.