



RESIDENCE

67 Skylands Rise, Hamilton, ML3 8SA

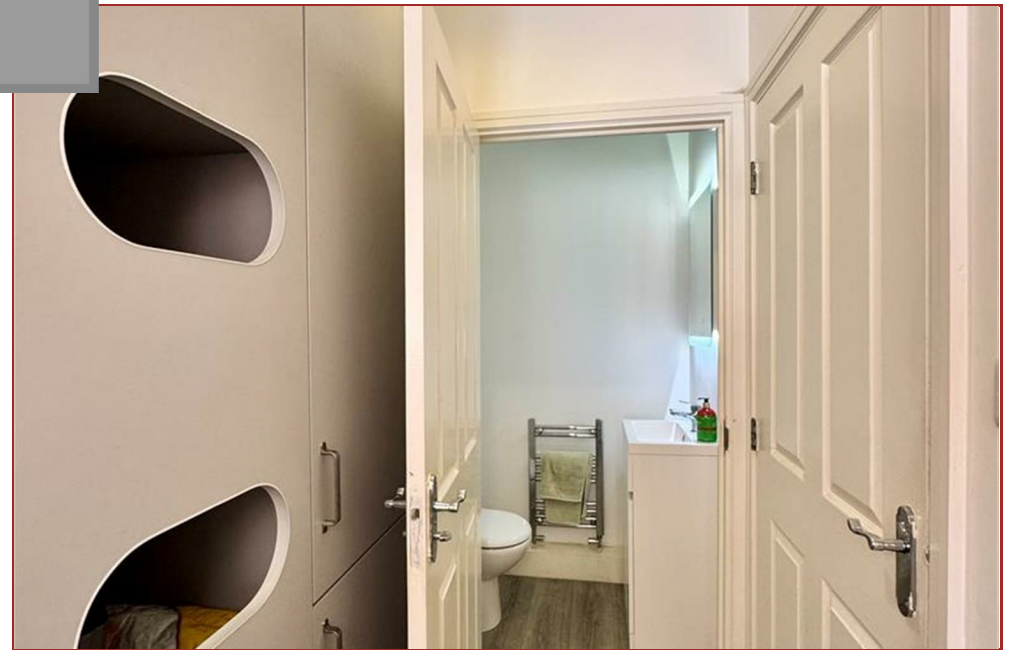
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Viewing by appointment with Residence Hamilton
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5 Bedrooms | 2 Public Rooms | 3 Bathrooms

Step into this impressive four-bedroom split-level villa, a home presented in excellent decorative order and offering a unique layout spanning four levels. set within well-maintained gardens that enjoys a woodland backdrop to the rear, this property is an ideal family home.

The accommodation comprises of, reception hallway with staircase leading to the lower and 1st floor levels, dining/family room with double glazed patio doors to the rear and a separate living room with double glazed aspects to the rear. There is also a separate sitting room that could be utilised as a 5th bedroom if required, a modern fitted integrated kitchen, fitted utility room and a cloaks/wc with 2 piece suite. Occupying the 2 upper floors are 4 bedrooms with master en-suite shower room and a separate family bathroom.

Features of the property include gas central heating, double glazing, driveway and maintained gardens.

This home also benefits from gas central heating, double glazing, a driveway, and maintained gardens with decking.

Situated within the sought-after Torhead Farm development, just outside the town of Hamilton, residents enjoy proximity to a wealth of amenities.

Hamilton boasts excellent shopping facilities, a wide range of sports amenities including golf courses, swimming baths, gyms, and parks, as well as several highly regarded schools, including the nearby Hamilton College. The town also offers a diverse selection of restaurants, bistros, and pubs. For those who commute, regular bus and train links provide easy access to surrounding towns like East Kilbride, Motherwell, Glasgow, and Edinburgh.



1388.00 sq ft | EER = C



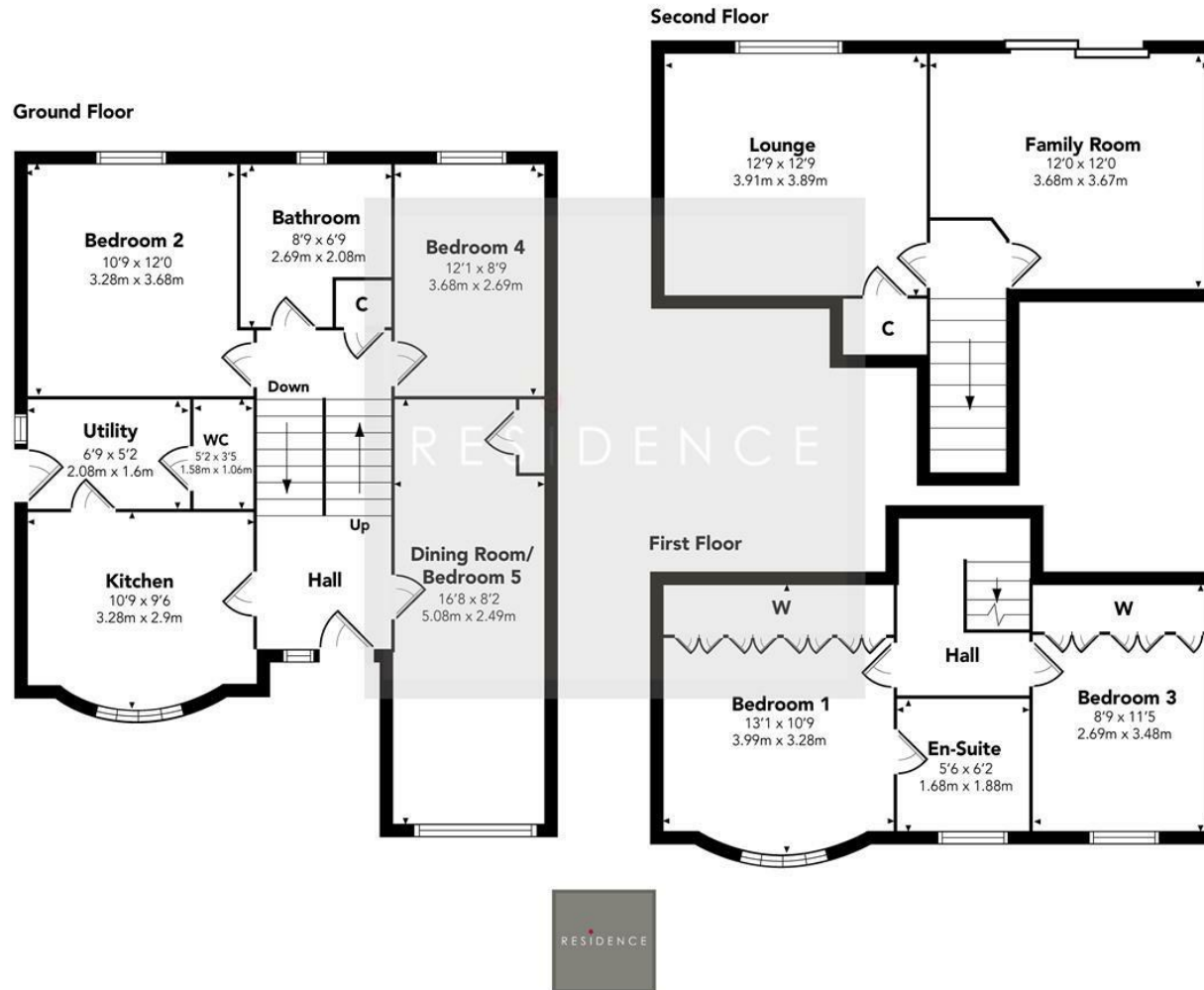
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Skylands Rise



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.