



RESIDENCE

34 High Patrick Street, Hamilton, ML3 7JB

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





Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG





RESIDENCE







## 3 Bedrooms | 2 Public Rooms | 1 Bathrooms

Located on the highly sought-after High Patrick Street, this charming three-bedroom end-terrace bungalow sits on an impressive and generous plot. Offering an exceptional location close to a wide range of amenities and boasting a thoughtfully designed layout, this property presents a fantastic opportunity for first-time buyers or growing families alike.

Upon arrival, you'll find convenient on-street parking at the front of the property. Inside, the spacious accommodation includes a welcoming entrance hallway, a front-facing dining/ family room, front-facing lounge, fitted kitchen with dining space, three spacious bright double bedrooms, a contemporary family bathroom and a large conservatory to the rear that gives access to the garden via French doors. Additional features include a floored attic for extra storage, excellent storage throughout the property, double-glazed windows and efficient gas central heating.

Externally, the property boasts a beautifully maintained, expansive private and enclosed rear garden along with sizable kennels situated at the back of the garden, making it perfect for pet owners a workshop or for storage.

High Patrick Street benefits from an ideal location, providing quick access to a wide range of amenities. Public transport options are easily accessible, including nearby bus and train stations, making commuting convenient. The property is also just a few minutes drive from Junction 6 of the M74 motorway, ensuring excellent connectivity for road travel. In addition, Hamilton offers a diverse array of local facilities such as supermarkets, a shopping centre, restaurants, sport and leisure facilities, making it a vibrant and convenient place to live.



1625.00 sq ft | EER = D



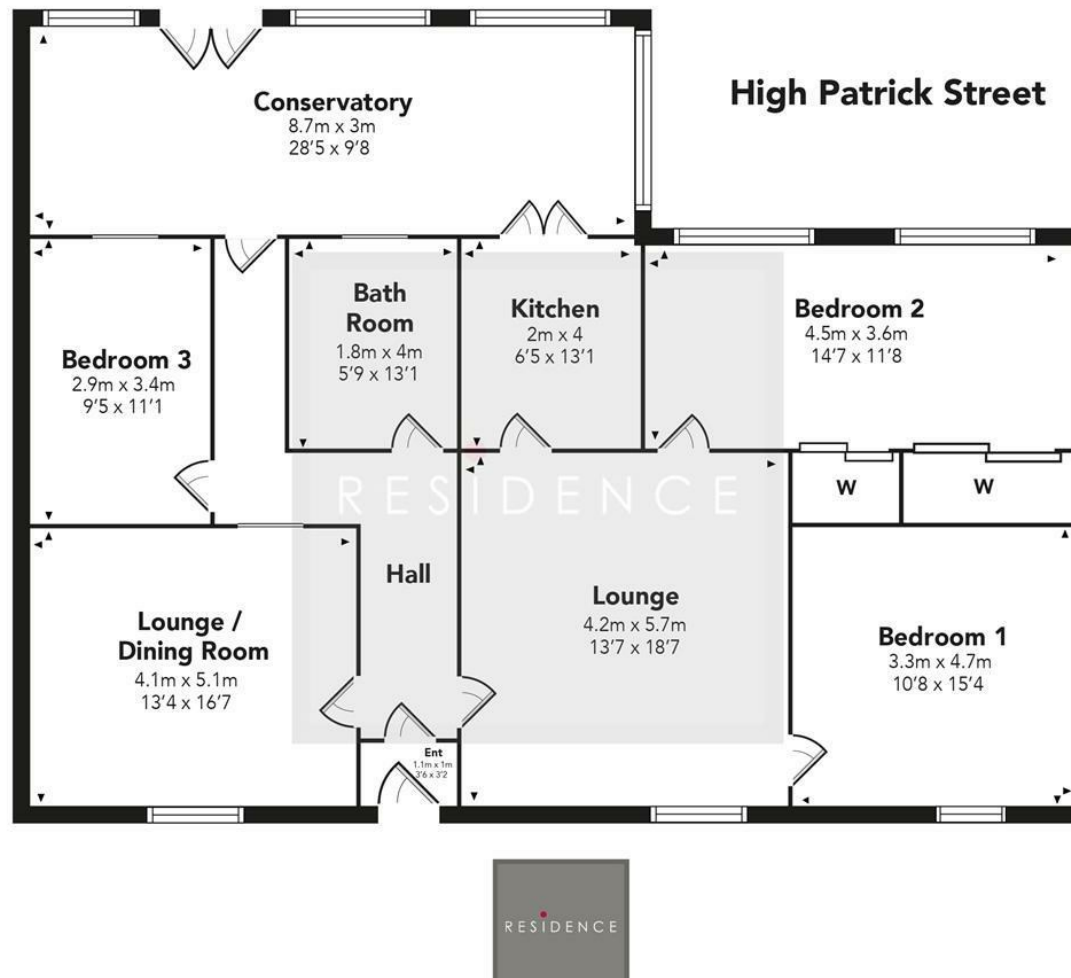


RESIDENCE









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.