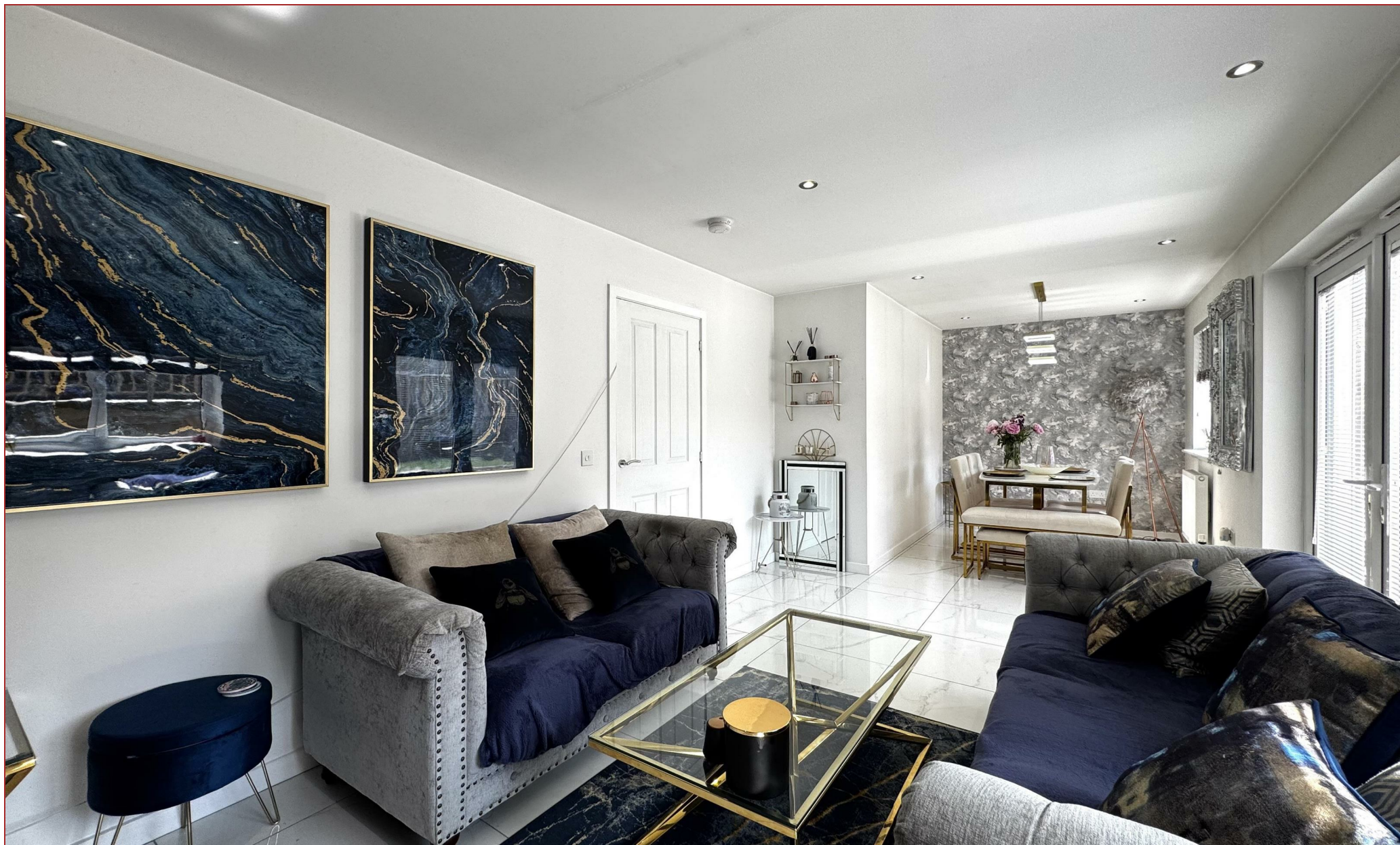




RESIDENCE

26 Banavie Terrace, Hamilton, ML3 8BE

www.residenceestateagents.co.uk



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



RESIDENCE





4 Bedrooms | 1 Public Rooms | 3 Bathrooms

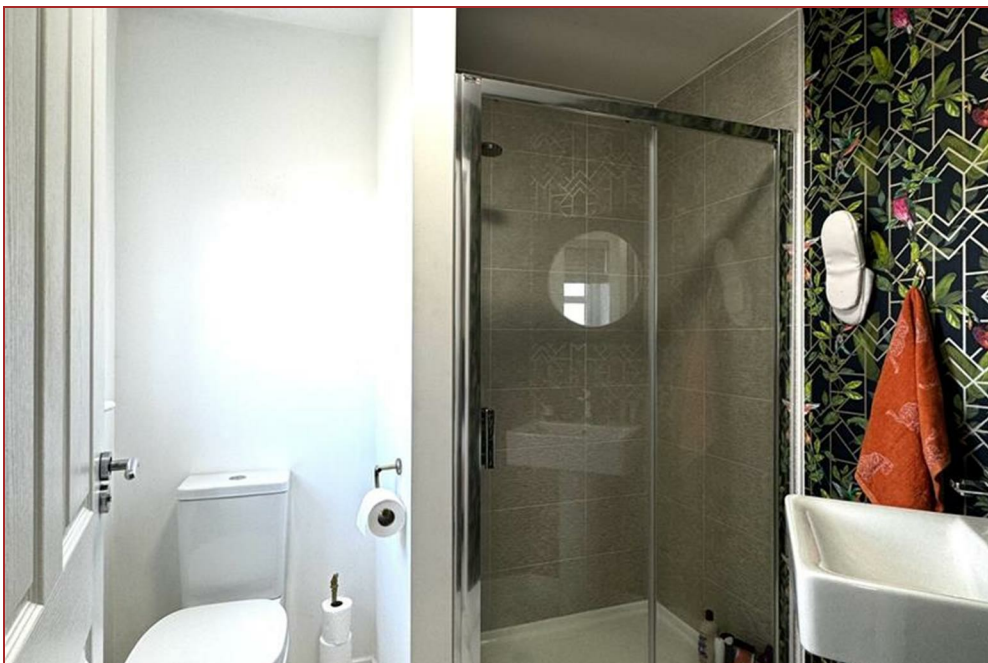
Located within the desirable Highstonehall development this very well presented and tastefully decorated 4-bedroomed detached villa is an ideal family home that is in walk in condition.

The accommodation comprises; a welcoming reception hallway with staircase to the upper floor level, cloaks/wc with 2-piece suite, rear facing open plan living room, dining room and family room with double glazed outer doors to the rear. Modern fitted kitchen that has a range of base and wall mounted storage units with worktop surfaces and space for white goods. On the upper floor there are 4 bedrooms of which bedroom 2 has been fitted out as a dressing room. There is an en-suite shower room and a modern fitted family bathroom.

Features of the property include gas fired central heating, double glazing and landscaped tiered gardens to the rear with decorative slabbed patio, artificial lawn and elevated sun deck.

Further features include a floored loft, monobloc driveway and a garage.

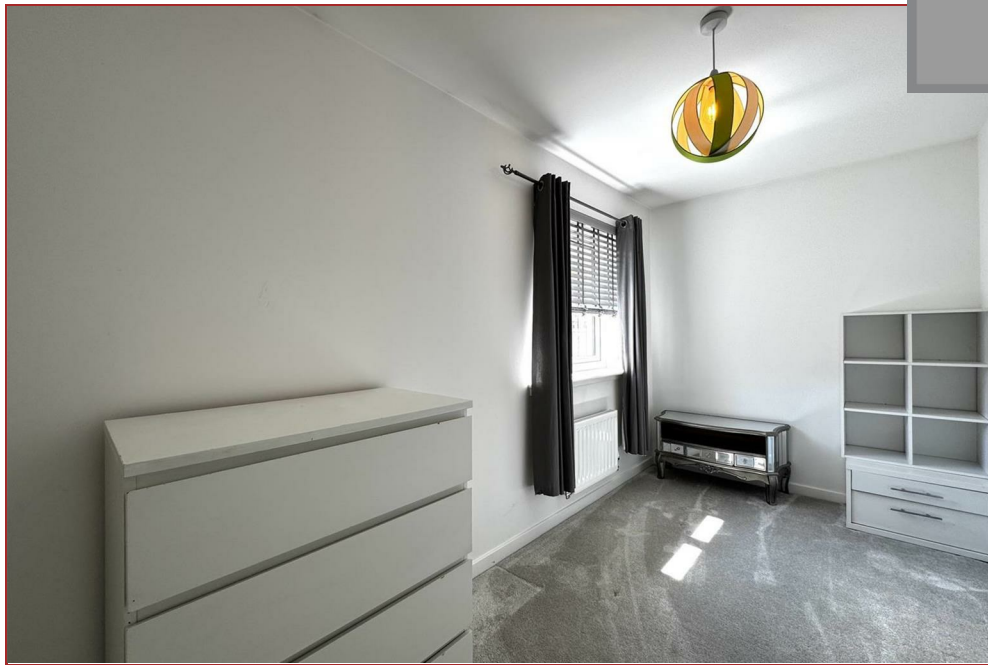
The property is located within the Highstonehall development on the outskirts of Hamilton which is home to a wide variety of restaurants, bistros and pubs, as well as excellent shopping facilities and sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College and for those commuting by public transport there are regular bus and train links to the surrounding towns, including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway also provides excellent road links throughout the west of Scotland.



1162.00 sq ft | EER = C



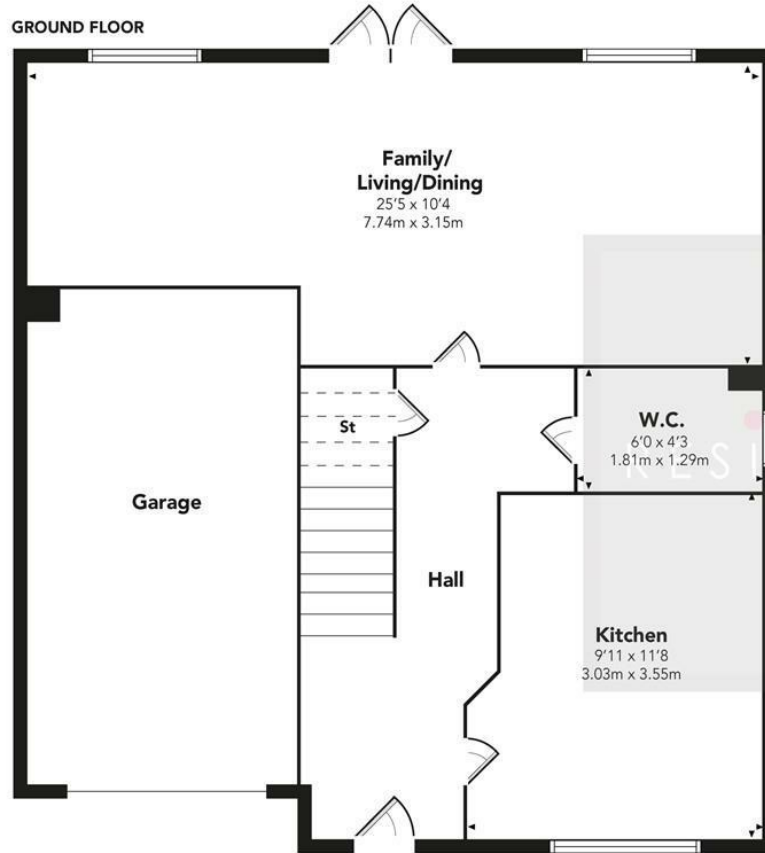
RESIDENCE



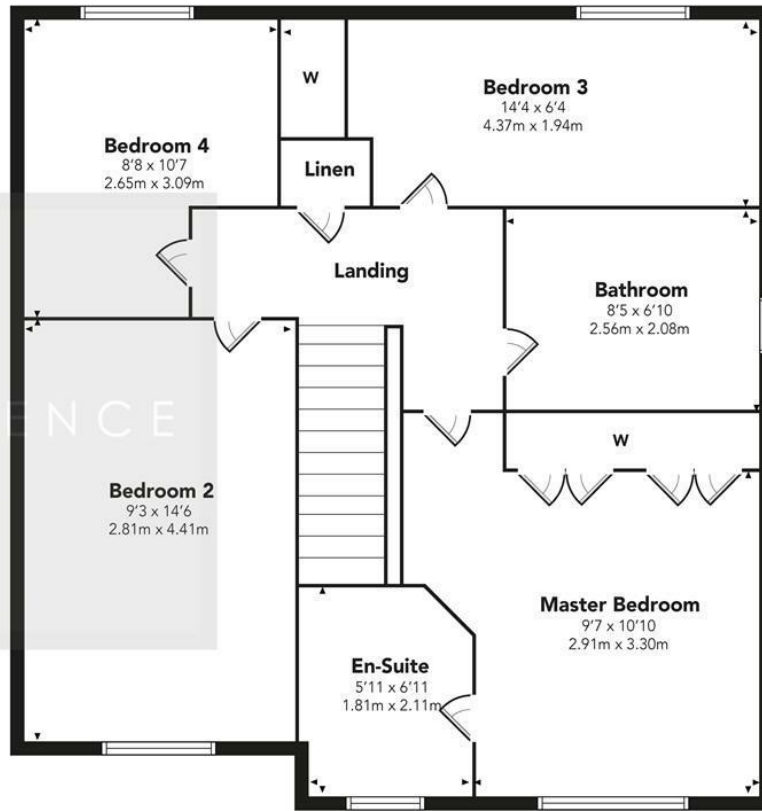


Banavie Terrace

GROUND FLOOR



FIRST FLOOR



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.