



RESIDENCE

2 Bent View, Netherburn, ML9 3DF

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Viewing by appointment with Residence Hamilton

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## 5 Bedrooms | 2 Public Rooms | 2 Bathrooms

This charming, well-appointed, and generously sized five-bedroom detached bungalow features a spacious and flexible layout of single-level living space. It is situated on a large corner plot, surrounded by beautifully maintained, thoughtfully designed enclosed gardens.

The property is move-in ready and features a generous layout, including a welcoming L-shaped reception hallway. The spacious front-facing lounge boasts double-glazed windows overlooking the front and a beautiful free-standing log burner. The lounge seamlessly connects to the dining area, which leads into a stylish modern fitted kitchen equipped with a variety of base and wall-mounted storage units, work surfaces and gives access to the rear gardens. The home also includes a contemporary family bathroom and five bedrooms—one with an en-suite shower room and another currently used as an office.

Features of the property include oil fired central heating, double glazing, solar panels to both the front and back of the property to maximise capture of the sun, enclosed and well-maintained gardens with private parking, gated driveway and detached garage to the rear.

The enclosed floor plan shall provide a detailed layout of the accommodation; however, we recommend inspection to appreciate the deceptive layout of apartments and standard of finish throughout.

Netherburn is a small village located on the outskirts of Larkhall, enjoying a small village community and country living. The nearby villages of Larkhall and Stonehouse have several high street shops and a choice of bars whilst Hamilton provides a more comprehensive range of shops and supermarkets.



1345.00 sq ft | EER = D





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## Bent View



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.