



RESIDENCE

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Viewing by appointment with Residence Hamilton

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4 Bedrooms | 2 Public Rooms | 4 Bathrooms

Situated within the highly sought-after Hamilton Heights development and offering picturesque open views over the adjacent countryside, this stunning, modernised, and upgraded Robertson-built property exudes style and comfort. Designed in the distinctive Guimard house style, this impressive 4-bedroom family home provides approximately 1,635 square feet of bright, airy, and thoughtfully arranged living space, complemented by a detached garage.

Only through internal viewing can one truly appreciate the spaciousness, elegance, and layout of this beautiful home.

The ground floor features a welcoming reception hallway, a convenient cloakroom/WC, and a light-filled, spacious open-plan designer kitchen and family/dining area with French doors opening onto the garden. This generous, contemporary space has been significantly upgraded to include an extended integrated kitchen with four tall larder units, comprising a full freezer unit, two tall units forming a bespoke coffee station, and an additional storage larder. High-quality integrated appliances and enhanced storage make this space ideal for dining, working, entertaining, or relaxing. The ground floor also includes a spacious lounge with a built-in media wall, complete with an elegant 3D fireplace and large statement windows that flood the room with natural light. A separate utility room offers direct access from both the kitchen and outside.

Upstairs, the generous landing area includes a dedicated study space. The four bedrooms comprise a primary bedroom with an en-suite bathroom and walk-in wardrobe, and a second bedroom also featuring an en-suite and fitted wardrobe. The family bathroom completes the upper level.

Key features of the property include gas central heating, double glazing, a monobloc driveway, and well-maintained gardens with a detached garage.

Hamilton Heights is conveniently located off Strathaven Road on the outskirts of the town. Hamilton offers excellent shopping facilities, sports amenities—in



1636.00 sq ft | EER = B



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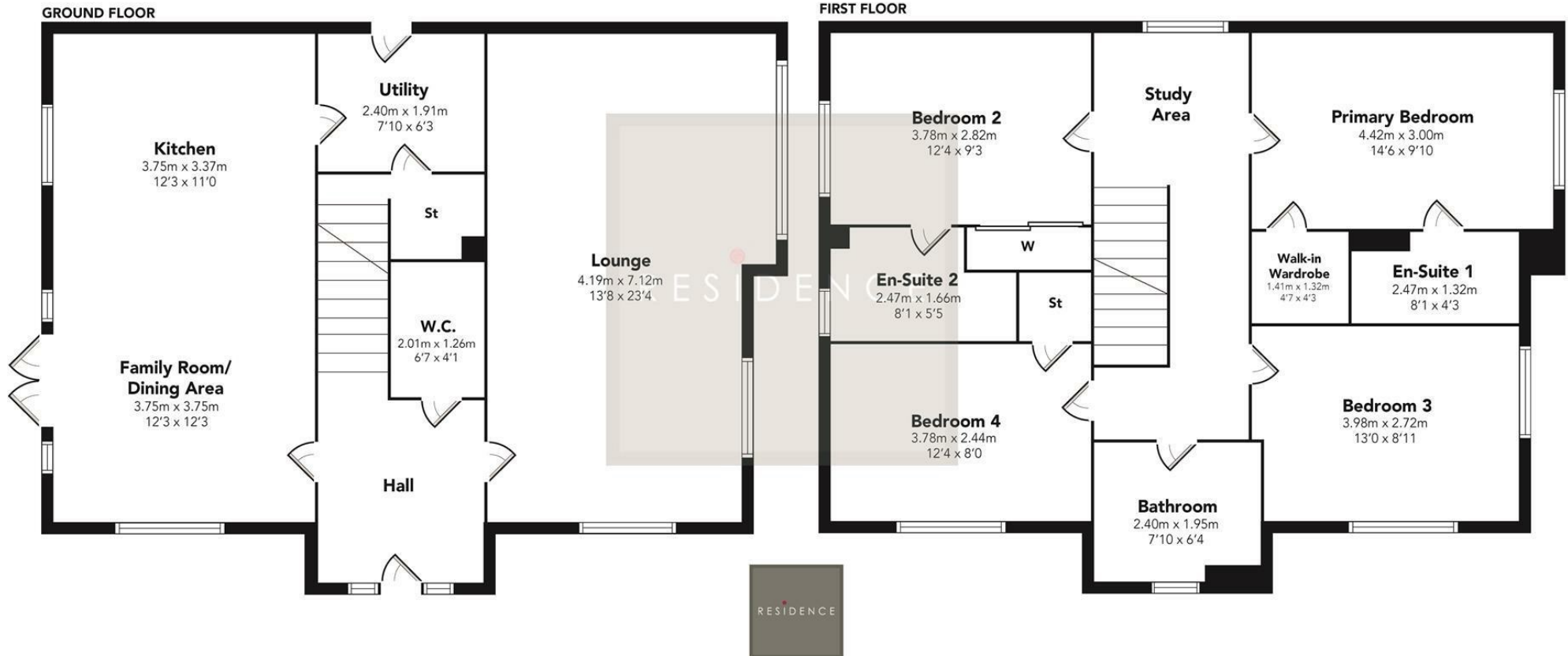




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Goldsmith Avenue



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.