



RESIDENCE

18 Ballantyne Drive, Hamilton, ML3 7ZJ

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Viewing by appointment with Residence Hamilton
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3 Bedrooms | 1 Public Rooms | 3 Bathrooms

This larger style, Taylor Wimpey built semi-detached villa is a sizeable family home located within the popular Annsfield Farm development.

The accommodation comprises; reception hallway with staircase leading to the upper floor level, cloaks/wc with 2-piece suite, rear facing formal lounge with double glazed French doors leading to the rear gardens and access to a fitted kitchen that has a range of integrated appliances. The garage has been converted to an additional family room or could be a downstairs 4th bedroom.

On the upper floor there is a good size landing that leads to the 3 bedrooms with master en-suite shower room and separate fitted family bathroom. Features of the property include gas central heating, double glazing, monobloc driveway and gardens to the front and rear.



Annsfield Farm is a modern development located off Strathaven Road and only a short drive from all Town Centre amenities. Hamilton town centre only a short drive away offering a wider range of excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms and parks. There are several highly regarded schools as well as the nearby Hamilton College. The town of Hamilton has a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh.

1162.00 sq ft | EER = C



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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.