



RESIDENCE

23 The Berries, Kirkfieldbank, ML11 9WT

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 2 Public Rooms | 2 Bathrooms

This beautifully presented and modernised three-bedroom detached bungalow offers flexible and spacious living accommodation all on one level. The property is ideally positioned within the development, backing onto peaceful woodland with the Clyde Walkway directly to the rear — providing a lovely scenic route to New Lanark.

The home is entered from the front into a generously proportioned hallway, setting the tone for the spacious accommodation throughout. The bright and airy lounge features a large bay window to the front and patio doors to the rear, flooding the room with natural light and providing direct access to the expansive decked area at the back of the property.

The stunning, modern dining kitchen is well-proportioned and fitted with an excellent range of base and wall-mounted units and flows seamlessly with the open-plan sunroom that extends from the kitchen, creating a perfect space for relaxing or entertaining, with French doors leading directly to the expansive raised decked area and the rear garden.

Completing the accommodation is three well-proportioned bedrooms, two of which benefit from excellent built-in wardrobe space. The master bedroom enjoys the added luxury of its own en-suite shower room, while a spacious and contemporary family bathroom serves the remaining bedrooms, completing this beautifully presented home.

Externally, the property enjoys beautifully maintained gardens to both the front and rear, each featuring low-maintenance artificial grass. A large private driveway to the side provides ample off-street parking and leads to a single garage located at the rear. The wonderful outdoor space includes a generous two-level raised decked aream and backs onto peaceful woodland, offering an excellent degree of privacy and seclusion.



1130.00 sq ft | EER = C

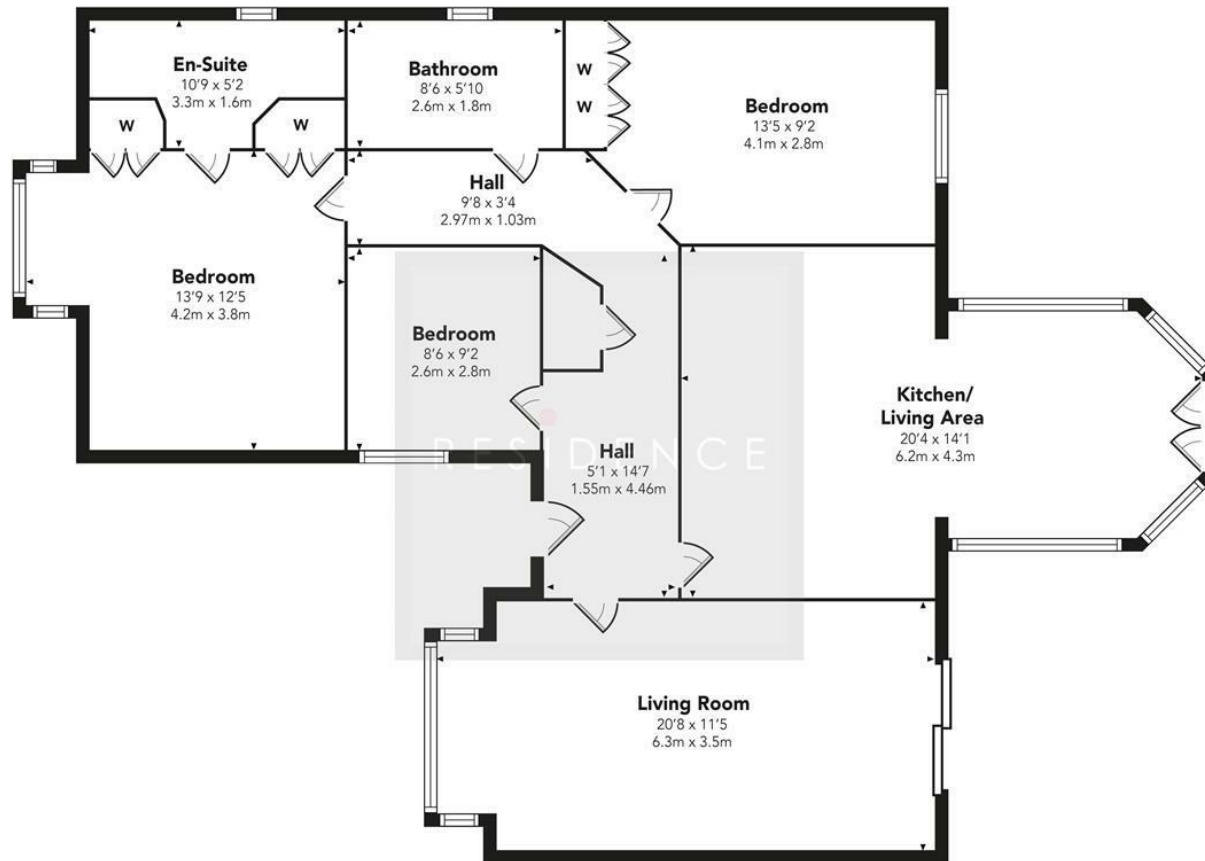


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The Berries



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

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