



RESIDENCE

7A Whistleberry Drive, Hamilton, ML3 0PR

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2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This impressive and popular mid-terraced villa offers well-presented and spacious accommodation over two floors and should appeal to those seeking a family home in a fantastic location within Hamilton.

The current owner has presented the home in good condition throughout thus making this a great opportunity.

The ground floor accommodation comprises welcoming reception hallway with staircase leading to the upper floor level, cloaks/wc with two-piece suite, spacious lounge which flows seamlessly into a modern fitted open plan dining kitchen that features a patio sliding door leading to the large rear garden.

On the upper floor there are two double bedrooms, a modern fitted family bathroom and a floor attic space.

Features of the property include gas central heating, double glazing, driveway and gardens to both front and rear. The rear gardens are of a fantastic size with decking and enclosed by way of high timber fencing.

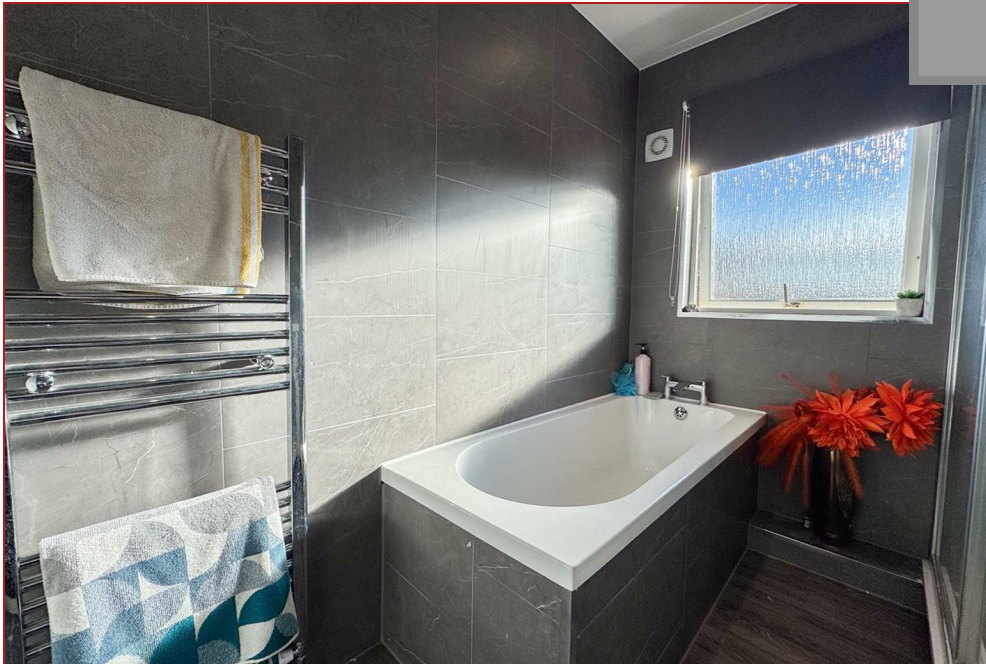
Hamilton is home to a wide variety of restaurants, bistros and pubs as well as excellent shopping facilities and sports amenities including golf courses, swimming pools, gymnasiums and parks. There are several highly regarded schools in close proximity to the property in addition to Hamilton College. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh whilst the nearby M74 motorway provides excellent road links throughout central Scotland and beyond.



807.00 sq ft | EER = C



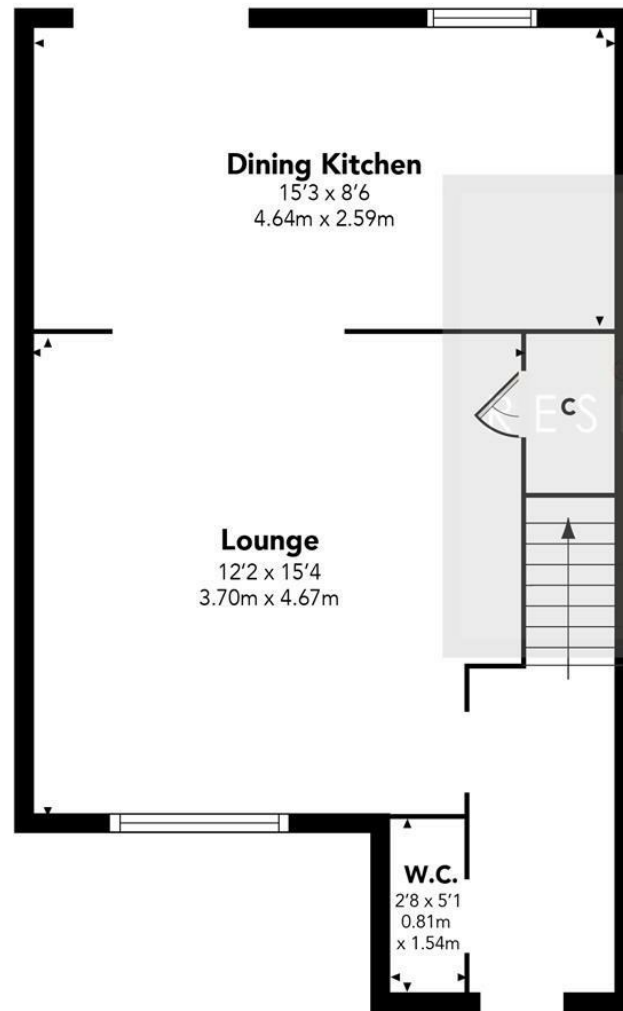
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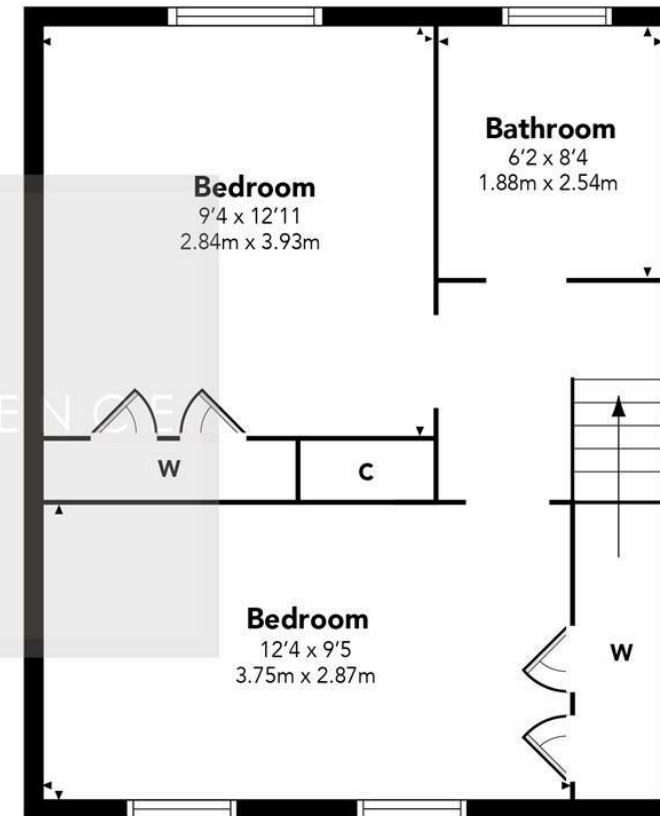


Whistleberry Drive

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.